



72 St. Helens Gate
Almondbury | Huddersfield | West Yorkshire | HD4 6SH

STEP INSIDE

72 St. Helens Gate

Set in one of the most coveted positions on St Helens Gate, this distinguished four bedroom detached Georgian style residence offers a rare combination of privacy, tranquillity and refined family living.

Framed by mature woodland and bordered by a gently flowing stream, the setting is nothing short of idyllic — a peaceful sanctuary where birdsong, dappled light and the movement of wildlife create a sense of calm that feels far removed from everyday life, yet remains within effortless reach of local amenities.

The property's handsome façade, classical proportions and elegant symmetry hint at the quality within, where generous rooms, high ceilings and thoughtful design come together to form a home of genuine character and comfort.

Stepping inside, the entrance hall immediately sets the tone. Oak flooring runs underfoot, complemented by crisp décor and the graceful rise of a sweeping staircase that draws the eye upwards.

The hall feels both welcoming and impressive, a space that introduces the home's refined aesthetic while offering glimpses of the rooms beyond.

A stylish guest cloakroom sits neatly off the hall, finished to a contemporary standard and perfectly positioned for visitors.

To one side, the principal sitting room delivers a true sense of occasion. This is a room designed for both everyday relaxation and elegant entertaining, its high ceilings and continuation of oak flooring creating a feeling of openness and warmth. A large window and patio doors frame serene views over the surrounding grounds, inviting natural light to pour in throughout the day. The striking fireplace forms a beautiful focal point, ideal for cooler evenings spent watching the wildlife beyond the glass — deer, birds and woodland creatures frequently wander close to the boundary, adding to the home's unique charm.

The second reception room offers a more intimate retreat. Finished with porcelain effect tiles and its own set of patio doors opening directly onto the rear garden, it is a wonderfully versatile space — perfect as a reading room, snug, home office or quiet lounge. The connection to the outdoors is ever present, with the garden's greenery providing a calming backdrop.

At the heart of the home lies the dining kitchen, a sociable and stylish space designed for modern family living. Contemporary wall and base units provide ample storage, while generous work surfaces and a substantial centre island with breakfast bar create a natural gathering point for cooking, conversation and casual dining. A five ring gas hob sits centrally, ideal for keen chefs, and double patio doors open to the side garden, making this an effortless setting for summer entertaining.

The flow of the space is particularly appealing, with an archway leading through to a separate utility room /second kitchen — a practical addition featuring a second sink, integrated washing machine and its own four ring gas hob, ideal for larger households or those who enjoy hosting, this secondary preparation area is invaluable.

The first floor continues the home's sense of elegance and calm.

The principal suite is a genuine retreat, positioned to enjoy serene views over the woodland and stream.

An archway leads to a spacious dressing area, creating a boutique style feel, while the beautifully appointed en suite shower room offers a luxurious space.

A second double bedroom benefits from its own contemporary en suite, making it ideal for guests seeking comfort and privacy.

Two further well proportioned double bedrooms complete the accommodation, each enjoying the same lovely woodland outlook and served by a luxurious four piece house bathroom.

The house bathroom features a deep sunken bath, large corner shower, modern basin and low level WC.











STEP OUTSIDE

72 St. Helens Gate

Outside, the grounds are a true highlight.

Lush lawned gardens wrap around the property to both front and rear, bordered by mature woodland that shifts beautifully with the seasons.

The gently flowing stream adds a magical quality, with charming footbridges providing access to the grounds beyond — a haven for nature lovers.

The setting feels private and enveloping, yet wonderfully open, with sunlight filtering through the trees and the sound of water creating a peaceful ambience.

A spacious driveway provides ample off road parking and leads to a single garage, completing the practical elements of this exceptional home.

This Georgian style residence offers a lifestyle defined by tranquillity, elegance and connection to nature. Its combination of classical architecture, generous interiors and enchanting surroundings makes it a rare opportunity on St Helens Gate — a home that feels both timeless and deeply welcoming.

ADDITIONAL INFORMATION

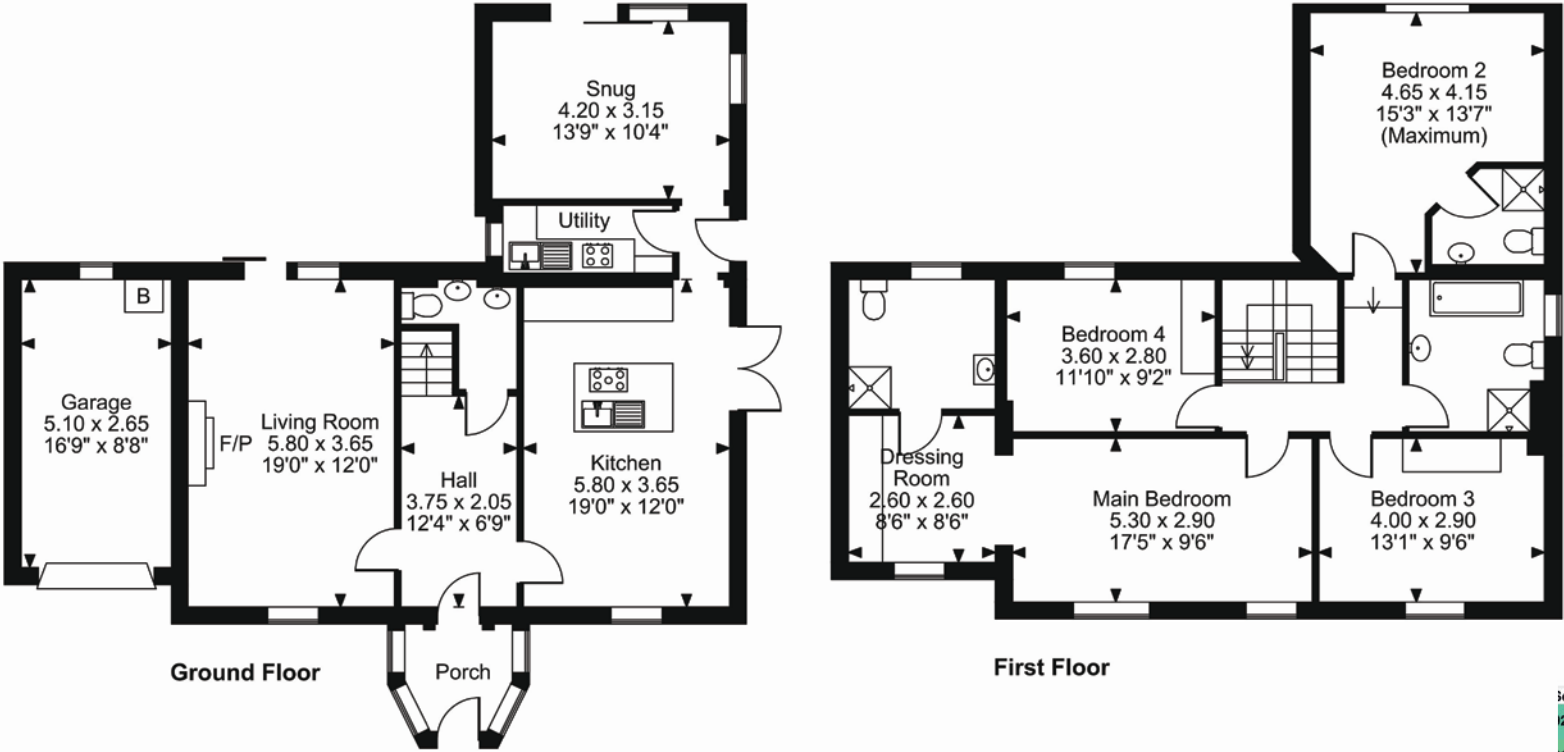
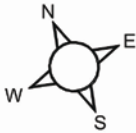
The property is Freehold and is within Kirklees Council with a council tax band F. It is connected to mains services including mains gas, electricity, water and sewerage. It has gas central heating, double glazing and an EPC rating D.

DIRECTIONS

For directions use What3Words:spell.lights.doing



St. Helens, Gate Almondbury, Huddersfield
Approximate Gross Internal Area
Main House = 1774 Sq Ft/165 Sq M
Garage = 145 Sq Ft/14 Sq M
Total = 1919 Sq Ft/179 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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