



Bradley Grange
164 Bradley Road | Huddersfield | West Yorkshire | HD2 1QT

 FINE & COUNTRY

BRADLEY GRANGE



A beautiful Grade II listed, 17th-century home, sympathetically restored with meticulous attention to detail, carefully retaining a wealth of original period features. The property offers spacious four-bedroom accommodation, set within delightful grounds extending to approximately a quarter of an acre, with enclosed gardens to both the front and rear.







KEY FEATURES

This exceptional home showcases an abundance of character, including exposed stone walls, original beams, and feature fireplaces, all seamlessly complemented by stylish, contemporary kitchen and bathroom fittings. The result is a perfect balance of historic charm and modern-day living.

The accommodation briefly comprises an impressive reception hall, a stunning open-plan living kitchen, and three additional reception rooms. To the first floor are four well-proportioned bedrooms, served by two beautifully appointed bathrooms.

The setting is both private and idyllic, yet highly convenient. A range of local amenities, including well-regarded schools, are easily accessible, while open countryside is just a short walk away. The nearby M62 motorway provides excellent connectivity to regional commercial centres, and railway stations in both Huddersfield and Mirfield offer direct links to London. In essence, this is a truly inspiring family home, combining comfort, elegance, and timeless character.

Ground Floor

An entrance door opens into a striking reception hall, offering an impressive introduction and immediately showcasing original features such as ornate wood panelling, exposed ceiling timbers, and a spindle staircase rising to the first floor.

The snug, which could equally serve as a home office, is a versatile and generously proportioned room positioned to the front elevation. Sash windows set within stone mullion surrounds provide pleasant views over the garden, while exposed beams and a wood-burning stove set upon a stone-flagged hearth enhance the room's character.

The lounge is an elegant and spacious reception room, filled with natural light from mullioned sash windows overlooking the gardens. Retaining original ceiling beams, the focal point is a beautiful fireplace housing a wood-burning stove set upon a tiled hearth.

The living kitchen forms the true heart of the home, featuring a bank of mullioned windows overlooking the rear garden, alongside exposed beams and stonework. The kitchen is fitted with a comprehensive range of high-quality cabinetry, topped with quartz work surfaces and incorporating a Belfast sink with mixer and Quooker tap. A central island with Dekton surfaces provides additional storage and a breakfast bar seating area, complete with inset hob and downdraught extractor. Integrated appliances by Miele include an oven with warming drawer, coffee machine, full-height wine fridge, dishwasher, and full-height fridge and freezer, while a traditional Aga provides a fitting finishing touch.

The adjoining dining room is rich in character, with exposed stone walls, ceiling beams, and mullioned windows. A feature chimney breast and an elegant glass-fronted display cabinet enhance the space, with access also provided to the cellar.

A utility room offers plumbing for a washing machine, external access, and leads through to a cloakroom fitted with a two-piece suite, complemented by exposed stonework and a mullioned window.













First Floor

The landing spans the full width of the property and features exposed beams, providing access to all first floor accommodation.

The principal bedroom suite is positioned to the rear, offering generous proportions and showcasing exposed beams and purlins rising into the apex. Mullioned windows overlook the garden, and fitted wardrobes extend across two walls.

There are three further bedrooms. The second bedroom, also to the rear, features exposed beams and an en-suite bathroom fitted with a double-ended bath, low flush W.C., and pedestal wash basin, complemented by tiled flooring, exposed stonework, and a skylight.

To the front are two outstanding double bedrooms, each enjoying delightful garden views. One features an exposed chimney breast with a wall-mounted fire, while the other is particularly characterful, with exposed beams and trusses rising into the apex, along with a charming window seat.

The family bathroom is beautifully appointed, comprising twin wash basins set within a wall-mounted vanity unit, a freestanding double-ended bath, a separate walk-in shower with glass screen, and a low-flush W.C. Additional features include a heated chrome towel rail, useful storage, and housing for the hot water cylinder.











KEY FEATURES

Externally

The property occupies a generous plot, accessed via stone gate pillars opening onto a driveway providing ample off-road parking and leading to a stone-built double garage.

The front garden is enclosed by mature, tree-lined boundaries and is predominantly laid to lawn, complemented by stone-flagged pathways and well-stocked borders. To the rear, a flagged patio leads to a lawned garden with established planting, all enclosed by stone walls and fencing.

The double garage is equipped with power and lighting, twin doors, and an external electric vehicle charging point.



LOCAL AREA

Local Area - HD2

The immediate location of the property is charming and highly sought after; an established suburb located close to the town centre yet within close proximity to open countryside, bordering Calderdale and well served by local services and facilities. For those wanting to enjoy open countryside, the Yorkshire Dales National Park is 30 miles to the north, and the Peak District National Park just 7 miles to the south, whilst the Holme Valley is on the doorstep.

The area has access to a range of local shops, supermarkets, restaurants and schools including, St Patrick's Catholic Primary School, and Greenhead College. Independent schools include The Mount School and Huddersfield Grammar School, which is ranked by The Sunday Times as a Top 100 Prep School. Huddersfield Royal Infirmary is also within a short drive.

Infrastructure could not be better with the M62 being immediately accessible whilst only a short drive from rural surroundings, the centre of Huddersfield, Halifax, Brighouse and Mirfield with a direct fast link to the capital.. The centre of Lindley is only a short distance from the property and offers a vast array of local shops, bars and restaurants.

Ideally situated for commuting to the major business centres of Wakefield (15 miles), Leeds (18.7 miles), Manchester (28 miles) and Sheffield (28.5miles). Leeds Bradford Airport is under 21 miles away with Manchester Airport 36 miles distant. Huddersfield has a mainline train station with some direct links to Manchester, Liverpool, Sheffield, Leeds and Newcastle. Leeds has regular train services to London.





INFORMATION

Additional Information

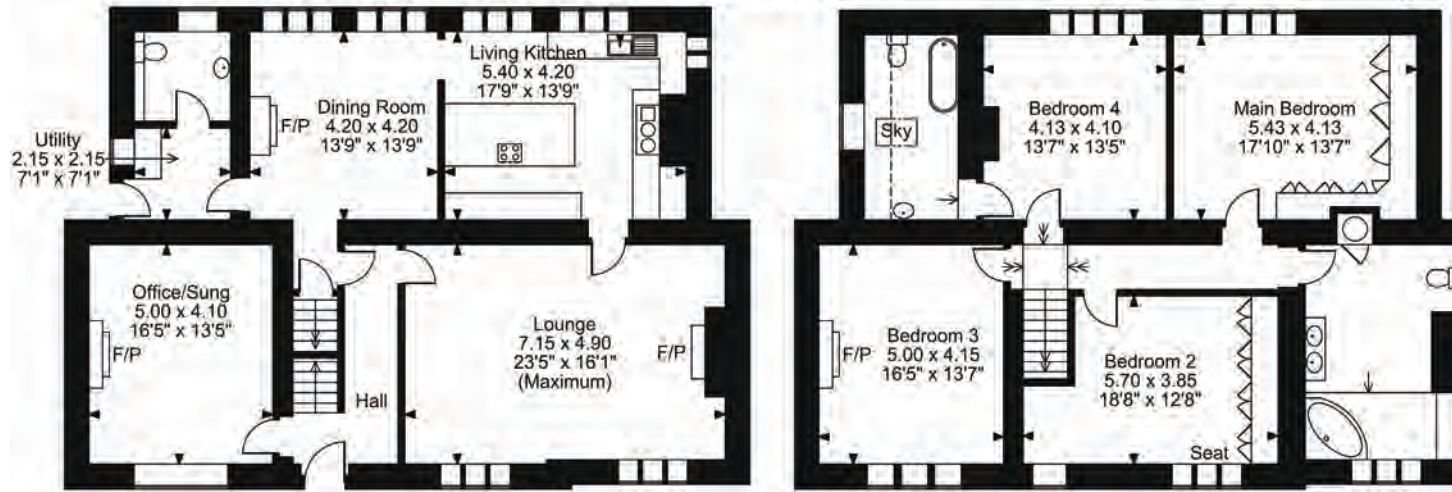
A Grade II Listed, Freehold Property with mains gas, water, electricity and drainage. Council Tax Band - F. EPC Exempt. Fixtures and fittings by separate negotiation.

Directions

What3words – scan.dated.hangs

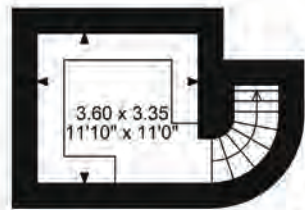


Bradley Road, Huddersfield, West
Approximate Gross Internal Area
Main House = 2874 Sq Ft/267 Sq M
Garage = 320 Sq Ft/30 Sq M
Total = 3194 Sq Ft/297 Sq M



Ground Floor

First Floor



Cellar



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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