

Simon Blyth
ESTATE AGENTS

ALPHIN VIEW, PARK LANE, GREENFIELD, OL3 7DX

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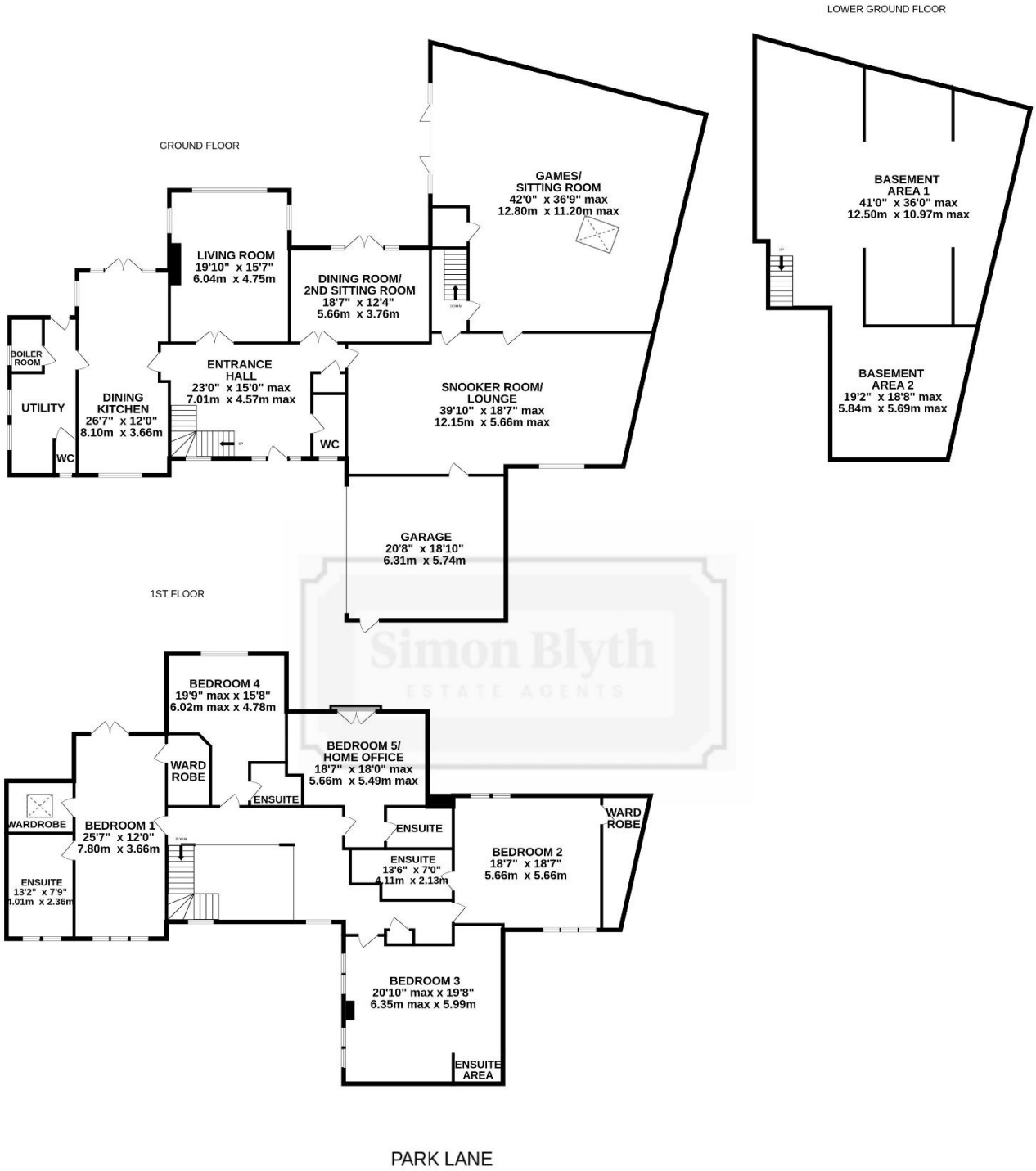

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PROPERTY DESCRIPTION

A spectacular, very large, detached family home with an outstanding view and sat in a lovely garden, slightly elevated, enjoying the views way across the valley. The home has an enormous amount of accommodation that is not easy to assess from a quick glance externally. It has been superbly extended and occupies a very large and mature plot. The accommodation is versatile and simply saying that it has five very large bedrooms, all with en-suites, is not enough. The living space is exceptional. There's a huge games room / sitting room with bi-fold doors out to the gardens, 42'0" x 36'9", Lounge / Snooker room, a huge room, 39'10" x 18'7", delightful living room, second sitting room / dining room, spectacular through kitchen with glazed doors out to the gardens. The home is served by utility, 2 downstairs w.c. and other ancillary buildings. There is also a fabulous basement area. This, which is superbly presented, offers a huge amount of options for hobby space and the like, the largest area of which measures 41" x 36" maximum. Served by a double garage, impressive driveway with fabulous surface, the home is set off Park Lane and enjoys an enviable high-quality location. With great commutability and village amenities just a short walk away, this home must be considered and viewed for those who require something extra, extra in terms of position, view and space. Beautifully presented throughout.

EPC: C Council Tax Band: G Tenure: Freehold

Offers around £1,950,000

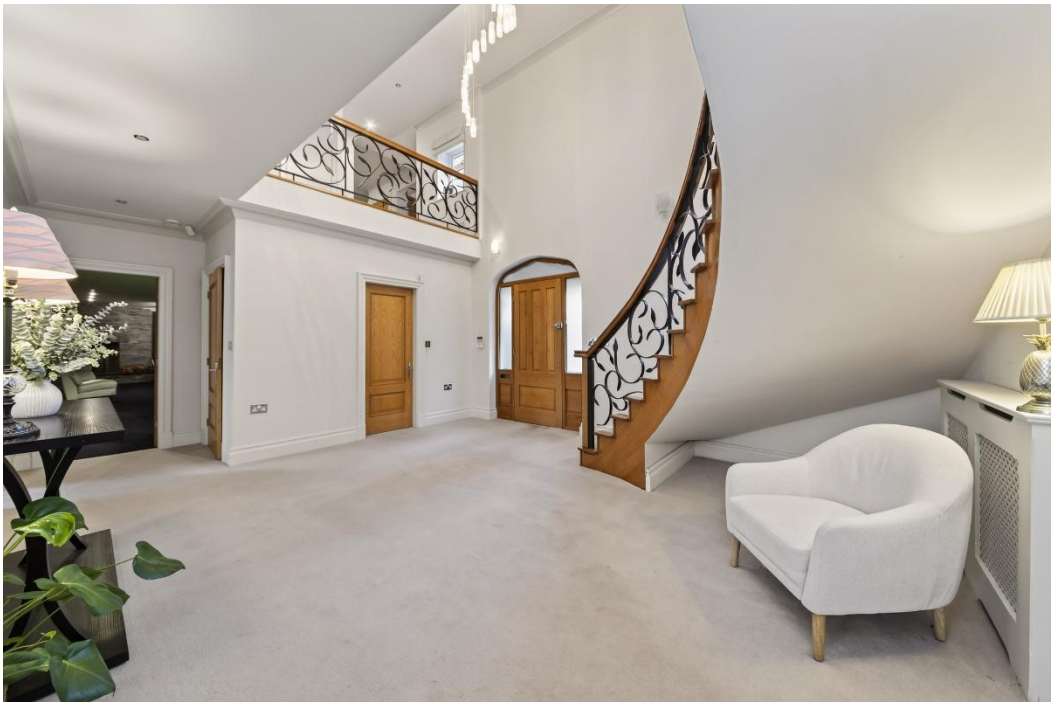
ENTRANCE

A beautiful, period style door set within a delightful surround and having glazing to either side, gives access through to the fabulous, double height, galleried entrance hall.

ENTRANCE HALL

Measurements – 23'0" x 15'0"

A doorway gives access to a w.c., beautifully appointed. The w.c. is fitted with a concealed cistern w.c., vanity wash handbasin all with beautiful fittings, centrally heated radiator/heated towel rail, ceramic tiled flooring and ceramic tiling to the full ceiling height.





DOWNSTAIRS W.C.

A doorway gives access to a w.c., beautifully appointed. The w.c. is fitted with a concealed cistern w.c., vanity wash handbasin all with beautiful fittings, centrally heated radiator/heated towel rail, ceramic tiled flooring and ceramic tiling to the full ceiling height.

LIVING ROOM

Measurements – 19'10" x 15'7"

Twin glazed doors from the hallway lead through to the living room. This attractive, good-sized room provides the feature window that gives the property's name. The view out over Alphin is quite simply superb. It is a remarkable view across the valley where the beautiful mountain side and skyline meet with great interest. There is a lovely view out over the property's mature gardens and the window, together with two further windows to the side, achieve a huge amount of natural light into this very welcoming room. It has high-quality fittings including a beautiful marble fireplace with raised, marble hearth, home for an open fired grate.







DINING ROOM / SECOND SITTING ROOM

Measurements – 18'7" x 12'4"

This, with beautiful flooring, once again, features the view, courtesy of twin, glazed doors with matching, glazed surrounds, two chandelier points and an astonishing view out over the gardens and beyond.



DINING KITCHEN

Measurements – 26'7" x 12'0"

Yet again, with the incredible view across the valley, this through-room has a bank of mullioned windows to the driveway side, a virtual wall of glazing between glazed doors out to the garden, high quality décor, inset spotlighting to the ceiling, two chandelier points, a beautiful range of units at both the high and low level with fabulous working surfaces, delightful one-and-a-half bowl sink unit with stylish mixer tap above, glazed display cabinets and display shelving, wine fridge, gas hob, integrated dishwasher, double oven, fridge freezer space and attractive flooring throughout. This flooring continues through to the large, utility/boot room.







UTILITY / BOOT ROOM

This, as the photograph suggests, is particularly well appointed. It has two good-sized windows, inset spotlighting to the ceiling, period style, large sinks with period style taps above, plumbing for an automatic washing machine, space for a tumble dryer, additional fridge/freezer space, additional inbuilt oven, microwave and work surfaces at the high and low level. A doorway gives access out to the gardens. This is a good-sized door with coloured, leaded glazing, giving access through to the boiler room with a good amount of space providing a large amount of storage. There is an additional downstairs w.c., once again with coloured, leaded glazing to the door and attractive fittings.



SNOOKER ROOM / LOUNGE

Measurements – 39'10" x 18'7" max

Across the hallway, a doorway leads through to the snooker room/lounge. This very large room has a good-sized window to the rear, inset spotlighting to the ceiling, drop-down projector screen to the lounge area with a wonderful, open-fired grate upon a raised slate hearth with slate walling. The room is superbly designed for entertaining space and has a bar and lighting points for the snooker table. The full-sized snooker table may be available by separate negotiation. The room has stylish central heating radiators and is superbly appointed.





GAMES ROOM / SITTING ROOM

Measurements – 42'0" x 36'9" max

A doorway leads through to the games room/sitting room. A very flexible room, originally designed as an annex, this room has a fabulous, high angled ceiling, wonderful array of windows, this gable glazing provides an astonishing amount of natural light, and bi-fold doors give direct access out to the gardens. It is down to the purchaser to decide what to do with this room, to continue using it as a games room, which is a fantastic facility, to use it as hobby space, to turn it into a beautiful sitting room, the options are plentiful. A doorway from here and from the snooker room/lounge gives access to a staircase which leads down to the basement level.



BASEMENT LEVEL

Measurements – 41'0" x 36'0" max / 19'2" x 18'8" max

A completely empty space, perhaps best demonstrated by the photographs and floor layout plan, this space is available for many options including gym, cinema room, hobby space, wine cellar. The choice is down to the purchaser, or to simply continue to use it as an occasional play space and a huge amount of storage space.



LANDING

Returning to the entrance hallway, the beautiful, shapely handmade staircase turns and rises to the galleried first floor landing. There is beautiful wrought iron balustrading, and the first floor has an enormous amount of space. There is a window giving a pleasant view to the driveway side and leads through to the following rooms.

BEDROOM ONE

Measurements – 25'7" x 12'0"

A beautiful, large double bedroom enjoying stunning views courtesy of twin, glazed doors to a glazed Juliette balcony. At the other side of the room is a bank of mullioned windows. There is a very high ceiling height with chandelier point, inset spotlighting to the ceiling, a high standard of décor and the room is served by two good-sized, well-fitted dressing rooms and there is a fabulous en-suite.



BEDROOM ONE EN-SUITE

Measurements – 13'2" x 7'9"

The en-suite is of a generous size, has ceramic tiled flooring, tasteful décor, high ceiling height with inset spotlighting, ceramic tiling to the full ceiling height, display niche, stylish, double-ended bath, wall-mounted wash handbasin, stylish low level w.c. and fixed, glazed screen shower.







BEDROOM TWO

Measurements – 18'7" x 18'7"

At the opposite end of the home, bedroom two is once again, an exceptionally large double bedroom. It has a high ceiling line with a chandelier point, windows to both the front and rear of the home and a very large dressing room, appropriately fitted out with hanging rails, shelving and the like.

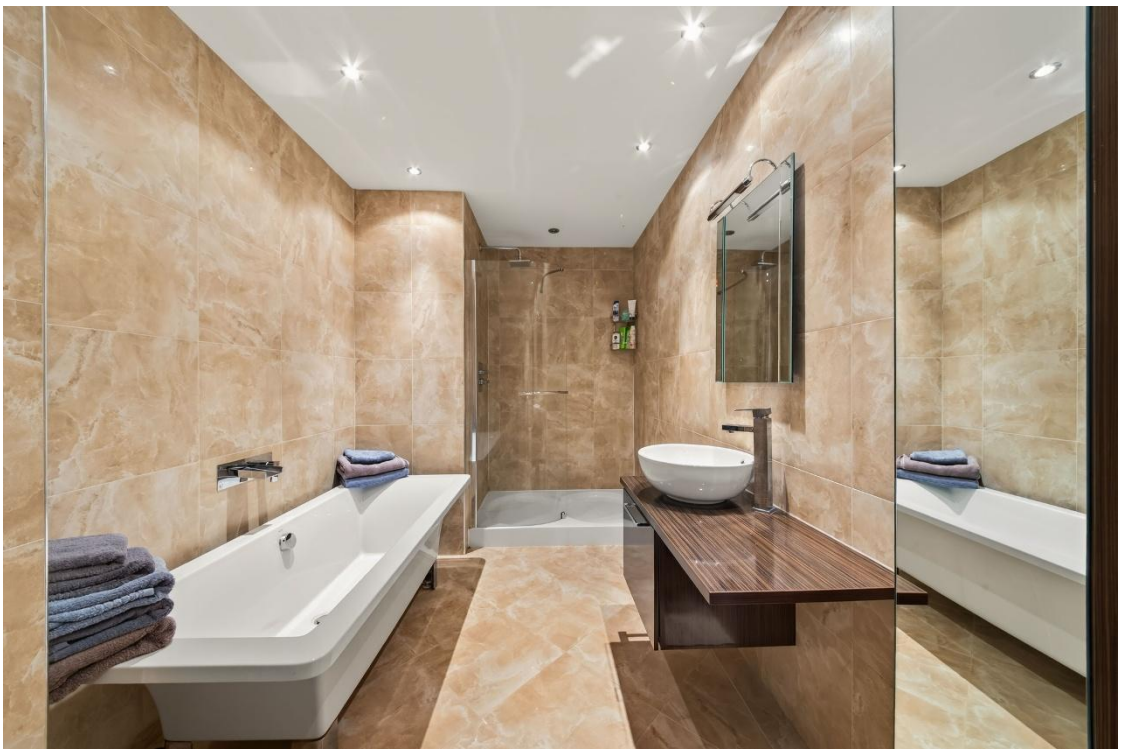




BEDROOM TWO EN-SUITE

Measurements – 13'6" x 7'0"

Bedroom two has a large en-suite, beautifully appointed with fabulous ceramic tiling to the floor and to the full ceiling height, stylish, vertical central heated radiator/heated towel rail, illuminated mirror above the vanity unit with circular wash handbasin, double ended bath with waterfall style tap above and fixed, glazed screen shower with chrome fittings, inset spotlighting to the ceiling.



BEDROOM THREE

Measurements – 20'10" max x 19'8"

Yet again, a stylish, very large en-suited bedroom. The en-suite plays a delightful role within the room where the ball and claw foot, period style slipper bath with Victorian style hand and mixer taps and shower unit is a delightful feature. There is a low-level w.c., pedestal wash handbasin, appropriate flooring and tiling to the walls. The remainder of the room is beautifully decorated and has a central ceiling light point, inset spotlighting to the ceiling and two sets of twin, glazed windows and period style central heating radiators.





BEDROOM FOUR

Measurements – 19'9" max 15'8"

Once again, a beautiful, en-suited, double bedroom enjoying the stunning, across the valley view. This good-sized double room has a bank of three mullioned windows, tasteful décor, inset spotlighting to the ceiling, a chandelier point and a delightful en-suite with stylish wash handbasin, low level w.c., and multi-function, high specification shower. There is ceramic tiling where appropriate and a chrome, heated towel rail.





BEDROOM FIVE / HOME OFFICE / LIBRARY

Measurements – 18'7" x 18'0" max

Once again, a fabulous double room, again, enjoying the stunning view out over the property's gardens and the valley scene beyond. This room has a delightful, polished, timber floor, angled ceiling line with inset spotlighting, chandelier point, beautiful, library style shelving with additional storage cupboards.



BEDROOM FIVE EN-SUITE

A doorway gives access to the en-suite. This en-suite is fitted with a low-level w.c, wall-mounted wash handbasin and there is a good amount of space for a shower if required. The room has twin wall lights, inset spotlighting to the ceiling and a heated towel rail.



OUTSIDE

The property sits in delightful, mature gardens. There are stone gate posts with automatically operated gates. They give access to the resin driveway. This provides a huge amount of parking and turning space and gives access to the large, integral double garage which has a personal door to the side, through to the property's accommodation. It should be noted that there is a good amount of storage space to the rear of the garage where there is an exceptionally large, well-constructed storage shed. The driveway side also features a delightful pond with waterfall.

It must be said that Alphin View does not give its secret away easily. This secret is the astonishing view, due to the property being behind mature hedging and shrubbery. It is very private and the principal gardens with their huge, stone, paved patios that link most of the entertaining rooms adjoin the large, shaped lawn, once again, a huge amount of privacy is obtained and with a fabulous view across the valley. It should be noted that the home has high-quality external lighting, an additional garden shed and a small greenhouse.









ADDITIONAL INFORMATION

EPC rating – D
Property tenure – Freehold
Local authority – Kirklees
Council tax band – E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property nave not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)
have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30
Saturday - 9:00 to 16:30
Sunday - 11:00 to 16:00

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ESTATE AGENTS



MAIN CONTACTS

T: 01484 689689
W: www.simonblyth.co.uk
E: holmfirth@simonblyth.co.uk

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