



10 Knowle Road
Kirkheaton | Huddersfield | West Yorkshire | HD5 0DW

 FINE & COUNTRY

10 KNOWLE ROAD



Occupying grounds of approximately one-third of an acre and positioned within an exclusive gated development of only three properties, this substantial five-bedroom family home is approached along an impressive, sweeping tree-lined driveway and enjoys a highly sought-after village setting.



KEY FEATURES

A magnificent reception hall provides an impressive introduction to the home, with the ground-floor accommodation incorporating a generous lounge, versatile sitting/dining room, home office and an outstanding open-plan living kitchen. Arranged over the first and second floors are five double bedrooms, complemented by four beautifully appointed bathrooms.

Enjoying a delightful setting on the edge of open countryside, yet remaining within easy reach of local amenities and excellent transport links by both road and rail, this exceptional home achieves an enviable balance of rural tranquillity and everyday convenience.



Ground Floor

An oak entrance door, sheltered beneath a stone-pillared portico and framed by full-height windows, opens directly into a grand reception hall. Providing an impressive introduction to the home, the hallway features a bespoke oak and glass staircase rising to the first-floor level.

There is a useful storage cupboard housing the manifolds for the underfloor heating, while the cloakroom is presented with a modern two-piece suite by Villeroy & Boch, comprising a wall-hung WC and a vanity unit incorporating a wash hand basin.

The home office has full tiling to the floor and two windows overlooking the front garden.

The living kitchen forms the heart of the home, offering generous open-plan accommodation incorporating kitchen, dining and sitting areas. Windows set within stone mullioned surrounds overlook the gardens, while twin doors open directly onto the garden terrace, creating a seamless connection between the interior and outside.

The room has full tiling to the floor and is presented with a comprehensive range of bespoke fitted furniture, complemented by granite work surfaces incorporating a double drainer and an inset double-bowl Belfast sink with a mixer tap. A central island, also finished with a granite surface, incorporates an induction hob with useful drawers and cupboards beneath.

An extensive complement of appliances by Neff includes twin ovens, a combination microwave oven, two warming drawers, a coffee machine, wine cooler, dishwasher and separate larder-style fridge and freezer.

The adjoining utility room has a continuation of the tiled floor and matching fitted furniture, with granite work surfaces incorporating a stainless-steel sink unit. There is plumbing for an automatic washing machine, a sash window, a solid oak external door to the side aspect and an internal door providing access to the garage.

The utility room also gives access to the boiler room, which houses two separate boilers and a pressurised hot-water cylinder.

The dining room offers spacious and versatile accommodation and has most recently been used as a second sitting room. Positioned to the front aspect of the home, the room has two windows overlooking the gardens.

The substantial L-shaped lounge enjoys a dual-aspect position, with sash windows to two elevations overlooking the gardens. Twin doors open directly onto the rear garden terrace, while a magnificent limestone fireplace, with a granite hearth and exposed stone-tiled backcloth, forms an impressive focal point.













First Floor

The galleried landing has a continuation of the staircase to the second-floor level, a sash window to the front aspect and access to all first-floor accommodation.

The principal bedroom suite enjoys a dual-aspect position, with windows to two elevations inviting an abundance of natural light. An exceptional walk-in dressing room offers extensive fitted wardrobes to two walls, together with an inset dressing table with a mirrored backdrop and a sash window overlooking the garden.

The luxurious en-suite bathroom is positioned to the front aspect of the home, with two windows commanding an impressive outlook. Presented with full tiling to the walls and floor, the suite includes a freestanding double-ended bath by Villeroy & Boch, twin wash hand basins set upon a granite surface, a wall-hung WC and a generous shower with a fixed glass screen. Additional features include vanity drawers and a heated chrome towel radiator.

The guest bedroom offers generous double accommodation and has two windows to the front aspect, a walk-in wardrobe and en-suite facilities by Villeroy & Boch, presented with a modern three-piece suite.

The third bedroom is also positioned to the front aspect of the home and offers well-proportioned double accommodation.

The family bathroom is particularly impressive, presented with a freestanding double-ended bath and twin wash hand basins set upon a granite surface, with three sets of vanity drawers beneath and a tiled splashback. There is also a wall-hung WC and a generous shower with a fixed glass screen. Two windows overlook the garden, while complementary tiling and a heated chrome towel radiator complete the room.









Second Floor

A skylight window above the landing floods the staircase with natural light. The second floor provides two further double bedrooms, each having skylight windows to the rear aspect and an additional window to the front.

A shower room serves both bedrooms and is presented with a modern suite finished in white, complemented by tiling to the floor, a Velux skylight window and a heated chrome towel radiator.







Externally

The property occupies grounds extending to approximately one-third of an acre and forms part of an exclusive gated development comprising only three individual homes.

Wrought-iron gates, set between the original stone pillars serving Knowle House, open to a sweeping tree-lined driveway which approaches the property. A second set of electronically operated gates opens onto a generous, gravelled driveway, providing off-road parking for several vehicles and access to the double garage.

The front garden is predominantly laid to lawn, with established planted borders enclosed by a traditional dry-stone wall. The gardens continue around the side elevation to the rear, where a generous lawn is complemented by shaped borders and an extensive flagged terrace spanning the rear of the property, providing an ideal setting for outdoor entertaining.

The double garage has two electronically operated entrance doors, windows to the side elevation and a personal door providing direct access into the house.





LOCAL AREA

The property enjoys the most enviable of settings, privately tucked away within a delightful village location, positioned on the outskirts of glorious open countryside resulting in the most idyllic of locations and an enviable outdoors lifestyle. Local facilities are plentiful, the position far from isolated with excellent infrastructure via the M1 and M62 motorways.

Highly regarded schools are easily accessible including Wakefield Girls' High, Queen Elizabeth Grammar in Wakefield and Huddersfield Grammar School, amongst others. Locally there are quaint village pubs and restaurants including the locally famous 3 Acres at Emley. Nearby attractions include Cannon Hall at Cawthorne with the popular Farm shop, National Mining Museum and the Yorkshire Sculpture Park at West Bretton. Woodsome Golf Club is within a 10-minute drive whilst Holmfirth and glorious countryside associated with the Peak District National Park is within a short drive. Mirfield can be reached within a 20 minute drive, the station offering a direct, fast rail link to the capital. In short, a delightful setting with a real sense of community where every day 'hustle and bustle' can be reached within a short drive.

Huddersfield 4.5 miles
Manchester 33 Miles

Holmfirth 8 miles
Sheffield 23 Miles

Leeds 20 miles
Wakefield 10 miles



INFORMATION

A Freehold property with mains gas, water, electricity, and drainage. Council Tax Band – G. EPC Rating – B. Fixtures and fittings by separate negotiation.

NOTE - Selected images have been virtually styled for illustrative marketing purposes to demonstrate the potential use and presentation of the accommodation. Furnishings and decorative items shown are not physically present at the property and are not included in the sale.

NOTE - There is an active planning application for the land to the rear of 10 Knowle Road. Application Number - 2025/92234. Kirklees Planning and Development.

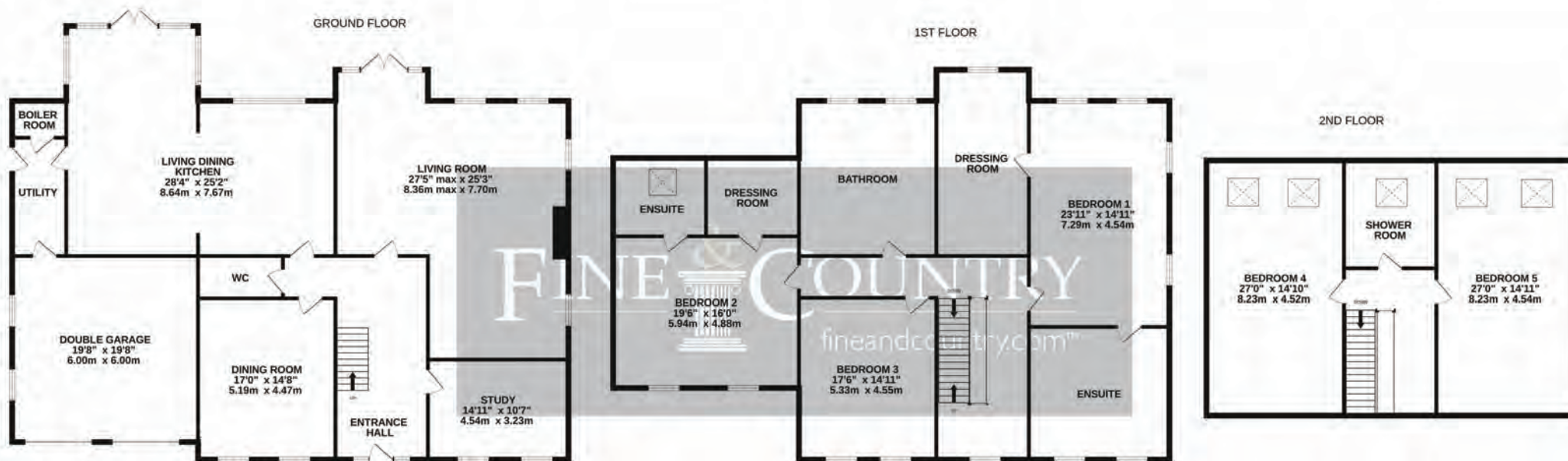
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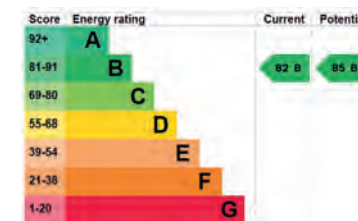
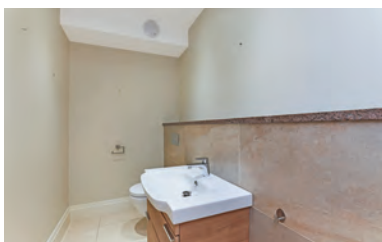


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We value the little things that make a home

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