



YORKSHIRE'S
FINEST
HOMES COLLECTION



Entrance Hall



Kitchen

Ashleigh Dale, Birkby,

Offers Over
£995,000

An exceptional five-bedroom detached residence, situated in one of Huddersfield's most sought-after areas, occupying a peaceful position within a small, exclusive cul-de-sac. The property benefits from a south-facing front garden with uninterrupted views across woodland, creating a wonderful sense of privacy and tranquility.

This remarkable home presents a rare opportunity to acquire a beautifully designed property, finished to an outstanding specification.

Ideally positioned for access to private schooling, healthcare facilities and Junction 24 of the M62 motorway, the property offers an enviable balance of luxury, convenience and peaceful living.



Grand Entrance Hall

The property makes an immediate impression upon entering the grand reception hall, an elegant introduction to the quality and craftsmanship that continue throughout the home.

The hall provides access to the principal reception rooms, while solid wood framed, glazed doors lead through to the impressive kitchen and living space. A bespoke oak staircase with contemporary glass balustrades rises to the first-floor landing, creating an architectural focal point and enhancing the sense of light and space.

The Designer Kitchen, Dining and Family Living Space

Undoubtedly the centrepiece of this exceptional home, the open-plan kitchen and living area has been designed to accommodate everything from everyday family life to larger gatherings and sophisticated entertaining. The bespoke handleless kitchen is complemented by an impressive central island incorporating extensive drawer storage, premium work surfaces and a seamless waterfall edge. A five-ring Bosch gas hob sits beneath a discreet, powerful extractor, while carefully positioned pendant lighting and integrated LED illumination create a refined ambience.

Further bespoke cabinetry incorporates dedicated space for smaller appliances, including a purpose-designed barista cupboard, creating a dedicated area for coffee preparation while keeping work surfaces uncluttered. Additional shelving and cleverly integrated storage further enhance the kitchen's practicality.

The specification includes two wall-mounted Bosch ovens, a Bosch microwave combination oven, an integrated dishwasher, full-height fridge and freezer, wine fridge and an instant boiling-water tap. A one-and-a-half-bowl sink and complementary work surfaces complete this beautifully appointed kitchen.

The kitchen flows naturally into a spacious dining area, with ample room for a substantial family dining table and chairs. Beyond, the adjoining family living space provides an inviting setting for relaxation, with a striking roof lantern drawing natural light into the interior.

Bi-folding doors open directly onto the rear terrace, creating a seamless transition between indoor and outdoor living during the warmer months.

This is a beautifully considered space, combining outstanding functionality with the design credentials expected of a contemporary luxury residence.

Utility Room

The separate utility room provides valuable additional workspace and storage away from the principal kitchen. Finished with large porcelain floor tiles and complemented by premium work surfaces and a contemporary gold-finish mixer tap, the room incorporates space for a washing machine and tumble dryer, alongside substantial storage cupboards.

A connecting door leads to the ground-floor shower room and WC, adding further practicality for busy family life and returning from outdoor activities.





Ground-Floor Shower Room and WC

An additional shower room provides useful facilities beyond the five bedroom en-suites.

The room features full-height ceramic wall tiling, a quadrant shower enclosure with contemporary black fittings and thermostatic controls, a vanity-style wash basin with storage beneath, a concealed-cistern WC and an illuminated wall-mounted mirror. Frosted glazing provides natural light while maintaining privacy.

The Formal Living Room

A separate, elegantly appointed reception room provides a more intimate setting for relaxation, entertaining or quieter evenings.

Luxury deep-pile carpeting, multiple double-glazed windows and recessed LED spotlights combine to create a comfortable and sophisticated atmosphere. The room enjoys views towards the front of the property, with additional frosted glazing to the side providing natural light while maintaining privacy.

TV points and multiple power sockets add everyday practicality without compromising the room's refined presentation.

Cinema Room

A further reception room offers valuable flexibility for modern family living. Finished with luxury deep-pile carpeting and recessed LED lighting, this versatile space could serve as a family lounge, cinema room, children's retreat or additional entertaining area.

The front-facing window provides natural light, while the separate layout allows different members of the household to enjoy their own space.

First-Floor Mezzanine Landing

The first floor is approached via a beautifully crafted oak staircase with glass balustrades, opening onto an impressive mezzanine-style landing.

Floor-to-ceiling windows draw natural light into this central area and provide views towards the front of the property. The open design enhances the sense of space and provides access to the five bedroom suites and their, individually designed en-suites.

The Principal Suite

The principal bedroom suite has been thoughtfully designed as a private retreat, combining generous proportions with a sophisticated contemporary finish.

Luxury carpeting is complemented by graphite-grey bi-folding doors opening onto a Juliet balcony, overlooking the rear garden. A stylish vertical designer radiator provides an additional statement detail, while a separate doorway leads into the dedicated dressing room.

Bespoke Dressing Room

A particularly appealing feature of the principal suite, the dressing room has been fitted with bespoke storage designed to maximise organisation and practicality.

The tailored arrangement includes hanging rails, shelving, dedicated shoe storage and jewellery drawers, complemented by a glass shelf and integrated LED spotlights.

This is a beautifully considered addition, providing a dedicated space for dressing while maintaining the uncluttered character of the bedroom.

Principal En-Suite Bathroom

The principal en-suite is an impressive, luxuriously appointed bathroom designed to provide a spa-inspired experience. A freestanding roll-top bath creates an elegant focal point, complemented by a generous vanity unit with twin storage cupboards and a statement illuminated heated mirror.

A concealed-cistern WC and substantial low-profile walk-in shower with a large rainfall showerhead and handheld attachment complete the arrangement.

The combination of contemporary fittings, carefully selected finishes and generous proportions creates a refined private bathroom befitting the principal suite.

Bedroom two

Another well-proportioned double bedroom, enjoying a pleasant front-facing outlook and complemented by bespoke fitted wardrobes with solid wood sliding doors.

The room continues the property's consistent emphasis on quality finishes, integrated storage and comfortable accommodation.

En-Suite Shower Room

The en-suite is individually finished with floor-to-ceiling ceramic tiling and contemporary black fittings.

A shower enclosure incorporates a thermostatic mixer, rainfall showerhead and handheld attachment. Further features include a wall-mounted vanity basin, concealed-cistern WC, heated mirror and graphite-black heated towel rail.

The distinctive finishes give this en-suite its own character while maintaining the quality and attention to detail evident throughout the property.

Bedroom three

A particularly attractive double bedroom featuring luxury carpeting, bespoke fitted wardrobes with solid wood sliding doors and French-style doors opening onto a Juliet balcony.

The balcony provides an appealing outlook across the rear garden, bringing an additional sense of light and openness to the room.

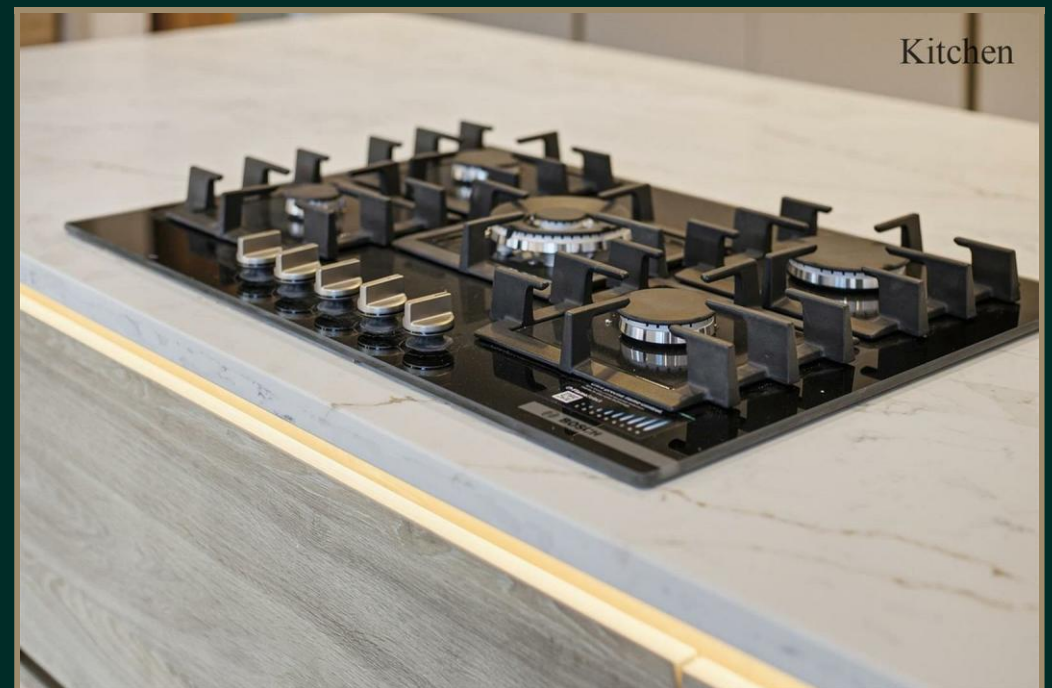
En-Suite Shower Room

This individually styled en-suite features a quadrant shower enclosure with striking black fittings, thermostatic shower controls and a handheld shower attachment.

A contemporary vanity basin, concealed-cistern WC, graphite-grey heated towel rail and heated LED mirror complete the specification. The design combines darker accent finishes with practical storage and attractive views towards the garden.

Bedroom four

A generously proportioned double bedroom, finished with quality carpeting and bespoke sliding-door fitted wardrobes with solid wood doors.



En-Suite Shower Room

Individually designed with floor-to-ceiling tiling, this contemporary en-suite incorporates a low-profile, wet-room-style shower with a thermostatic control mixer, generous rainfall showerhead and handheld attachment.

A wall-mounted vanity basin with storage drawer, illuminated LED mirror and side window complete the room, combining contemporary styling with everyday functionality.

Bedroom Five

The fifth double bedroom provides further excellent accommodation, ideal for family members or guests seeking the privacy of their own bedroom suite.

As with the other bedrooms, the design incorporates quality finishes and the benefit of a dedicated en-suite, making the room equally suitable for everyday use or visiting guests. Fitted wardrobes with solid wood sliding doors.

En-Suite Shower Room

The fifth en-suite continues the property's individual approach to bathroom design, with its own combination of wall and floor tiles, contemporary shower fittings and coordinated sanitaryware.

The provision of five private en-suites is a particularly noteworthy feature, offering a level of convenience and privacy rarely found in a conventional family home.

EXTERIOR AND GROUNDS

Gardens, Driveway and Woodland Outlook

The property occupies an attractive setting, with the front approach providing both a strong first impression and excellent everyday practicality.

A substantial block-paved driveway offers ample off-road parking for multiple vehicles and leads to the double garage.

Alongside the driveway, a level private lawn provides an attractive green outlook, with views across woodland forming part of the property's grounds. This woodland setting offers a distinctive sense of privacy and an appealing natural backdrop.

To the rear, the terrace is directly accessible from the open-plan kitchen and family living area via bi-folding doors, providing an ideal setting for outdoor dining, entertaining and enjoying the garden during the warmer months.

The combination of generous parking, private outdoor space and woodland views enhances the property's appeal as a substantial family residence.

Double Garage

The double garage provides secure parking and valuable additional storage.

An electric up-and-over roller door offers convenient access, while the garage benefits from power, multiple electrical sockets and lighting.

The underfloor-heating manifold and Samsung air-source heat pump are also located within this area, supporting the home's modern heating provision.

A HOME THAT MUST BE VIEWED

Viewing is essential to appreciate the scale, design and quality of accommodation on offer.

Additional Information

Tenure: Freehold Council Tax: G EPC: TBC Parking: Garage and Driveway Gas: Mains Electric: Mains Water: Mains Drainage: Mains

Heating: Air source heat pump and underfloor heating at ground level Security: Burglar alarms and CCTV

Broadband: Fibre available

Agent Notes

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST HOMES LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Ground Floor Shower Room



Ground Floor Shower Room



Formal Living Room

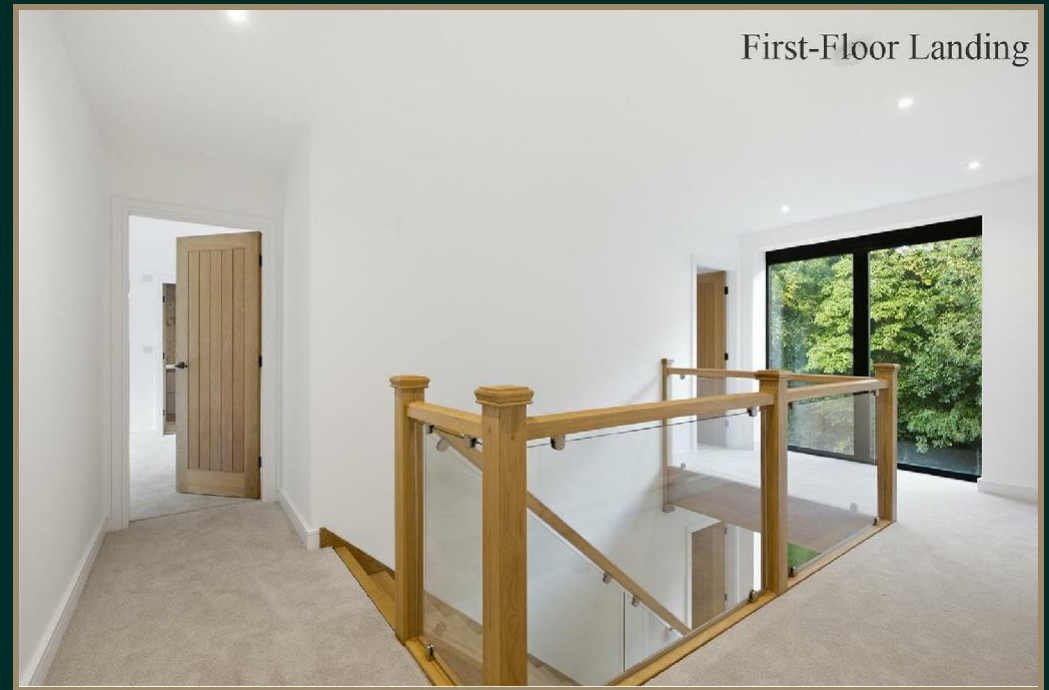


Cinema Room





Cinema Room



First-Floor Landing



Principal Suite



Principal Suite



Principal Ensuite



Principal Ensuite



Principal Ensuite



Bedroom 2



Bedroom 2



Bedroom 2 Ensuite



Bedroom 3



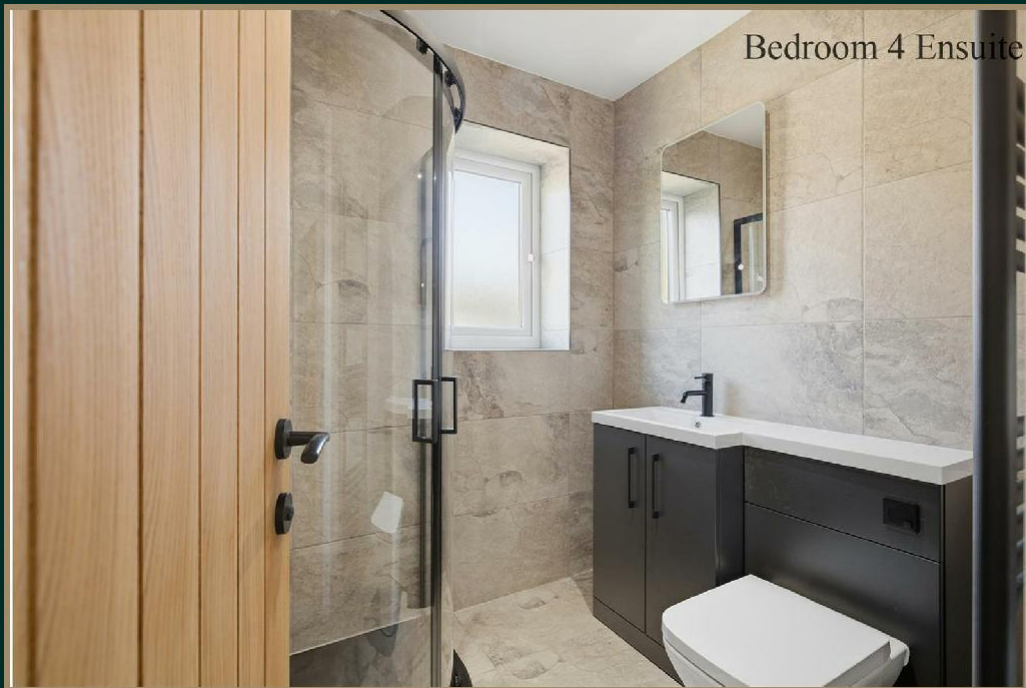
Bedroom 3



Bedroom 3 Ensuite



Bedroom 4

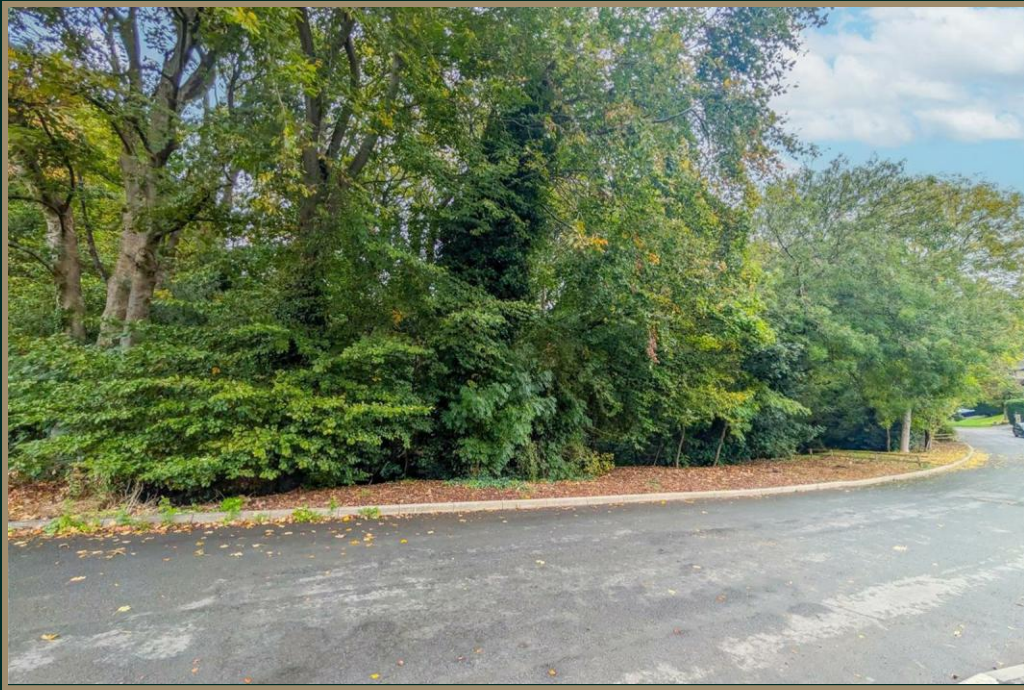


Bedroom 4 Ensuite



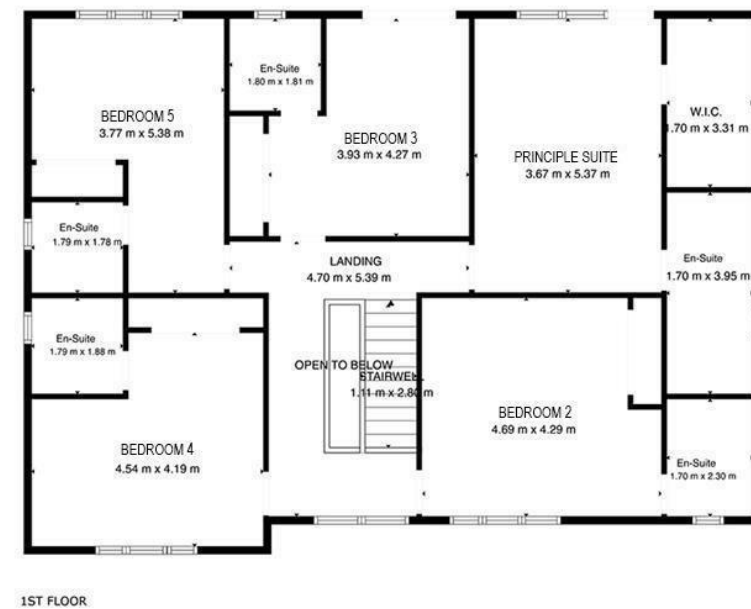
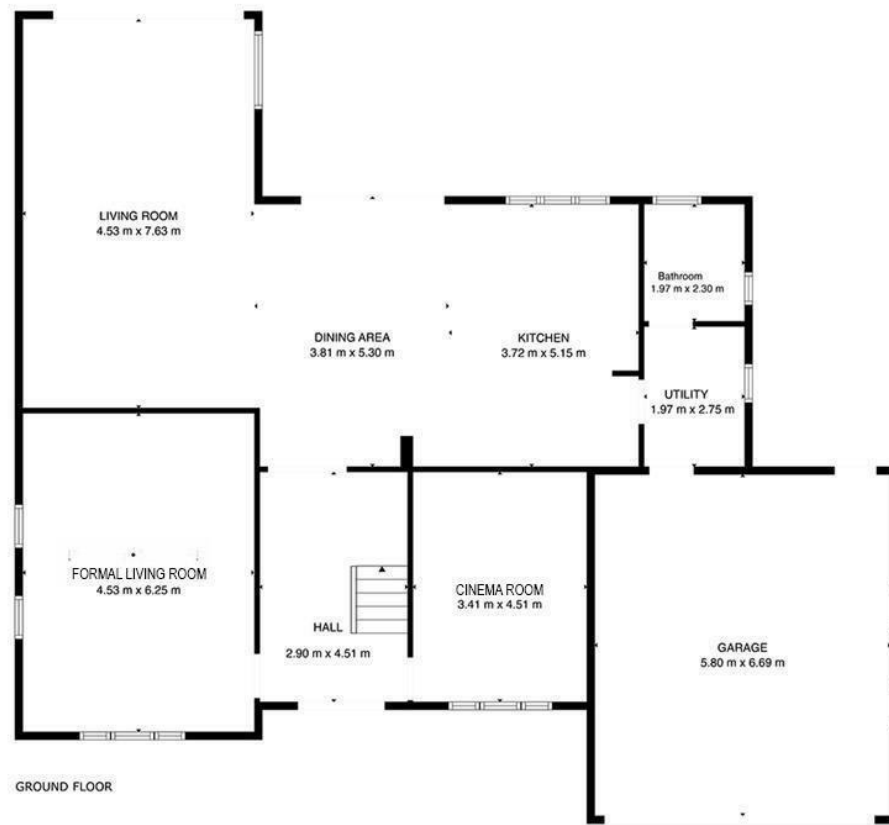
Bedroom 5











Approx 3,000 sq feet (approx 278 m)



YORKSHIRE'S
FINEST
HOMES COLLECTION

To view Ashleigh Dale, Birkby, Huddersfield
Call 01484 432 773
Email sales@yorkshiresfinest.co.uk