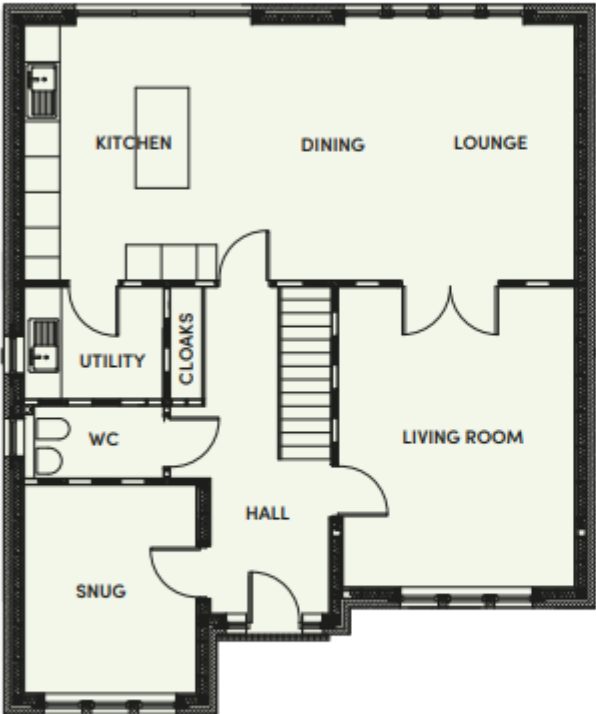
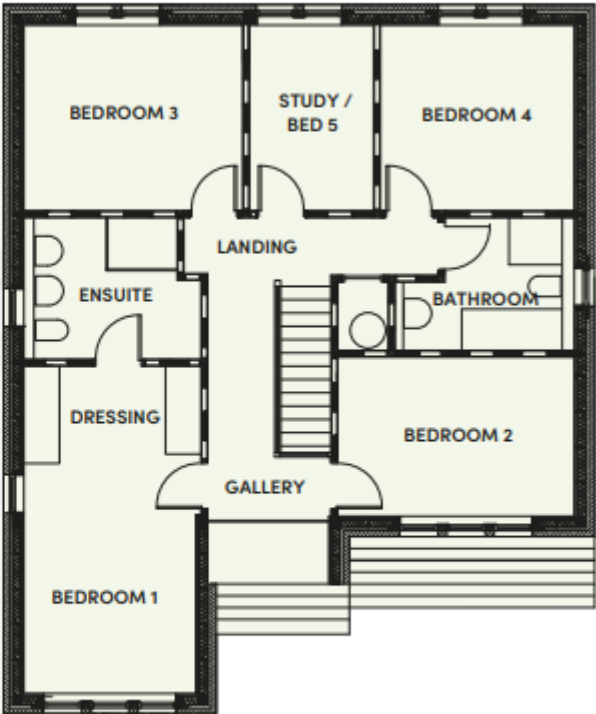




**BLUEBELL GRANGE, BLUEBELL MEADOWS, OFF WESLEY AVENUE, NETHERTHONG,
HOLMFIRTH – OFF PLAN DISCOUNT PRICE £780,000 / A RATED EPC HOME**



GROUND FLOOR



FIRST FLOOR

PROPERTY DESCRIPTION

Bluebell Grange is a beautifully designed five-bedroom detached family home, offering exceptional living space within a highly desirable village setting. Currently available off plan, the property has been thoughtfully planned to deliver a substantial and versatile layout, finished to an outstanding specification throughout.

At the heart of the home is a magnificent full-width open-plan dining and living kitchen, designed with bi-fold doors opening directly onto the rear gardens, creating a seamless connection between indoor and outdoor living. A separate living room provides an elegant formal reception space, office/snug an additional sitting room/snug offers a more relaxed and versatile family area or work from home office. The entrance hallway is particularly striking, featuring a galleried first-floor landing that creates an immediate sense of space and architectural impact. The ground floor also includes a cloakroom/WC and a separate utility room for added practicality.

To the first floor, the accommodation is planned to include five well-proportioned bedrooms, four of which are generous doubles. The principal bedroom benefits from a dedicated dressing area and a spacious en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the property features a substantial private driveway with electric gates, enclosed rear gardens, and a detached double garage, providing excellent parking and storage provision.

Situated within a sought-after and maturing development in the charming village of Netherthong, the home is ideally positioned to enjoy a strong sense of community alongside convenient access to a range of local amenities, including a church, village shop, public house, and highly regarded school. Beautiful surrounding countryside also offers excellent walking opportunities on the doorstep.

Bluebell Grange has been carefully designed for modern, energy-efficient living and is set to achieve an A-rated Energy Performance Certificate, helping to reduce energy consumption, lower running costs, and support a more sustainable lifestyle while enhancing everyday comfort.

This is a rare opportunity to secure a high-specification, off-plan family home in an idyllic village location. Early interest is strongly advised.

EPC Rating: A Council Tax Band: F Tenure: Freehold

OFF PLAN DISCOUNT (until end of September 2026)
Offers around £780,000

ENTRANCE HALLWAY

A stunning first impression is created by the impressive double-height glazed entrance, featuring a centrally positioned contemporary front door. This striking architectural feature floods both the entrance hallway and the galleried first-floor landing with natural light, enhancing the sense of space throughout. The hallway itself is particularly spacious and benefits from useful built-in cloaks storage. A doorway leads through to the elegant living room.



LIVING ROOM

A beautifully proportioned reception room, featuring a striking bank of three mullioned windows that provide an attractive outlook over the property's driveway and frontage. Filled with natural light, this elegant space offers a welcoming atmosphere and generous accommodation for everyday family living. Double glazed doors lead seamlessly through to the impressive open-plan living dining kitchen, creating an excellent flow between the principal reception areas.



KITCHEN

Undoubtedly the heart of the home, this exceptional open-plan space is both light-filled and spacious, designed with modern family living and entertaining in mind. Bi-fold doors and expansive glazing provide delightful views over the enclosed rear gardens while flooding the room with natural light. The gardens themselves are of a particularly generous size, thoughtfully landscaped and complemented by an extensive paved patio, creating an ideal setting for outdoor dining and relaxation. The bi-fold doors further enhance the connection between the indoor and outdoor spaces, making this a superb area for entertaining throughout the year.

The kitchen will be designed with both style and practicality in mind, and purchasers will have the opportunity to personalise the design by selecting from a range of kitchen styles, finishes, work surfaces, handles and other available options, subject to the build stage and agreed specification.

The completed kitchen will feature a comprehensive range of contemporary wall and base units, quality work surfaces, illuminated splashbacks and selected feature cabinets with integrated lighting. A range of integrated Neff appliances is included within the specification, comprising a five-ring hob with extractor canopy, dishwasher, double oven and integrated 50/50 fridge freezer.

A stylish inset sink with an instant hot-water tap, excellent storage and carefully considered lighting will further enhance the space. Recessed ceiling spotlights and a feature lighting point positioned above the island will provide the opportunity for the purchaser to add their own individual finishing touch.

Adjoining the kitchen is a generously proportioned utility room, providing further storage and dedicated laundry space, helping to keep the main living areas organised and clutter-free.



DOWNSTAIRS W.C. / CLOAKS ROOM

Positioned off the entrance hallway, the proposed guest cloakroom/W.C. has been thoughtfully designed to offer a stylish and well-finished space. The room is planned to be half tiled, creating a clean and contemporary aesthetic that complements the overall specification of the home, delivering both practicality and a high-quality finish.

OFFICE / SNUG

Designed to offer exceptional flexibility, the spacious snug is a welcoming additional reception room, enhanced by an attractive bank of mullioned windows that fill the space with natural light. Whether envisioned as a family room, home office, children's playroom or a relaxing retreat, this adaptable space can be personalised to complement your lifestyle.

FIRST FLOOR LANDING

An attractive staircase rises from the entrance hallway to the impressive galleried first-floor landing, one of the home's most striking architectural features. Flooded with natural light from the glazing above the entrance and an additional Velux roof window, this elegant space creates a wonderful sense of openness and grandeur. The landing also benefits from a useful storage cupboard housing the property's boiler and hot water cylinder.



BEDROOM ONE

The principal bedroom suite is a truly impressive space, thoughtfully designed to create a luxurious retreat. The bedroom itself enjoys a bank of attractive mullioned windows, allowing plenty of natural light and enhancing the sense of space. A centrally positioned dressing area leads through to a dedicated dressing room and onwards to a spacious en-suite bathroom. The en-suite will be finished to the same exceptional specification in the marketing photographs of a comparable properties within the development, offering a superb blend of style, comfort and practicality.



BEDROOM TWO

A pleasant double room with a bank of three mullioned windows.



BEDROOM THREE

Once again, a delightful double bedroom overlooking the property's enclosed gardens.

BEDROOM FOUR

Of a similar size to bedroom three overlooking the property's enclosed gardens.

BEDROOM FIVE / STUDY

With a pleasant view out of the property's enclosed gardens.



HOUSE BATHROOM

The proposed bathroom has been thoughtfully designed to offer a stylish and contemporary finish, combining everyday practicality with a high-quality specification.

The layout includes a bath alongside a separate shower, creating a versatile and well-balanced space. The room is planned to be fully tiled with premium Porcelanosa tiles, extending across the walls and flooring to deliver a sleek, stylish design.

A modern vanity unit provides both storage and convenience, enhancing the functionality of the space while maintaining a clean, streamlined appearance. Careful attention to detail throughout ensures a refined bathroom design perfectly suited to modern family living.



EXTERNAL

The property is approached via an impressive and lengthy private driveway extending from the development roadway, creating a wonderful sense of arrival. Beyond this point, electrically operated gates provide access to a substantial private driveway, offering extensive parking and turning space while presenting the property in an impressive manner.

Situated opposite the house is a large detached double garage, providing excellent storage and additional parking facilities.

To the rear of the property lies a beautiful, enclosed garden, thoughtfully arranged with lawned areas and paved seating terraces, creating an attractive and private outdoor space ideal for relaxation and entertaining.









ADDITIONAL INFORMATION

An A- Rated EPC Eco Home

The property benefits from timber frame construction, exceptional insulation, triple-glazed windows and a high level of airtightness, all working together to keep the home warmer in winter and cooler in summer. PV solar panels, low-energy LED lighting and a Wastewater Heat Recovery System further enhance the home's efficiency, Plus B heat recovery system helps provide fresh, filtered air throughout.

Designed with the future in mind, Bluebell Grange also includes an electric vehicle charging point, dual-flush toilets with RimLS+ flush technology, and a Kelda Concealed Void Flex Head Shower System with Air-Powered™ technology. Additional sustainable features, including a water butt and bat box, add to the home's eco-conscious appeal, making Bluebell Grange an ideal choice for buyers seeking style, comfort and responsible living.

Property tenure – Freehold

Local authority – Kirklees

Council tax band – F

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have 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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

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



MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259