

Simon Blyth
ESTATE AGENTS



BLUEBELL VIEW, BLUEBELL MEADOWS, OFF WESLEY AVENUE, NETHERTHONG, HOLMFIRTH
OFF PLAN DISCOUNT PRICE £720,000 / A RATED EPC HOME



GROUND FLOOR



FIRST FLOOR

PROPERTY DESCRIPTION

Bluebell View is a spectacular five-bedroom detached family home, set within the sought-after Bluebell View development and occupying a prominent position. Once complete, the property will offer generous and beautifully designed accommodation, finished to an exceptional standard throughout.

The impressive galleried hallway will set the tone for the home, showcasing both space and style from the moment you enter. The ground floor is designed to include a downstairs W.C., study/home office, a spacious lounge, and a superb open-plan dining/living kitchen featuring full bi-fold doors opening onto the rear garden. A separate utility room further enhances practicality and convenience.

To the first floor, the home is planned to offer five well-proportioned bedrooms, four of which are doubles. Bedroom two is designed with its own en-suite, while the principal bedroom will benefit from a dedicated dressing room and luxurious en-suite bathroom, creating a private and refined retreat.

Externally, the property has a good-sized driveway and an integral double garage, providing ample parking and storage. Internally, the home is designed to a very high specification, including underfloor heating to the ground floor, contemporary finishes, and energy-efficient features throughout.

Bluebell View has been carefully considered for modern, energy-conscious living and is designed to achieve an A-rated Energy Performance Certificate. This ensures a home that will offer enhanced comfort, improved energy efficiency, and reduced running costs, while also supporting lower environmental impact.

EPC: A

Council Tax Band: F

Tenure: Freehold

OFF PLAN Discount (until end of October 2026)
Offers around £720,000

ENTRANCE HALLWAY

An impressive entrance door, framed by glazed side panels and full-height feature glazing extending to the first-floor level, creates a striking first impression and fills the reception space with natural light. A stunning oak and glazed staircase rises to the galleried landing, complemented by contemporary oak and glazed balustrading to the first floor. Elegant flooring, together with feature chandelier lighting, enhances the sense of space and luxury.

Designed with both style and practicality in mind, this welcoming reception area provides internal access to the integral garage and leads to the beautifully appointed ground-floor cloakroom/W.C.



DOWNSTAIRS W.C.

Fitted with low level w.c., stylish wash and basin, continuation of the attractive flooring, tiling to the half-height and obscure glazed window.



STUDY

Measurements – 9'0" x 8'0"

Study with an outlook to the driveway side. This useful study / home office has twin windows and central ceiling light point.

LOUNGE

Measurements – 16'2" x 13'4"

A bright and spacious lounge, generously proportioned and filled with natural light from the large windows, this is a welcoming room ideal for relaxing, entertaining or enjoying the garden beyond.

LIVING DINING KITCHEN

Measurements – 20'0" x 27'0" max

As illustrated, the impressive open-plan kitchen, dining and family room has been designed to create a bright and welcoming living space, with expansive glazing and bi-fold doors opening onto the rear garden. The generous layout is intended to maximise natural light while providing an exceptional setting for both everyday family life and entertaining.

The kitchen will be finished to a high specification, with purchasers able to personalise a range of finishes and design elements, subject to the stage of construction. A choice of contemporary cabinetry, quality work surfaces and coordinating splashbacks will allow buyers to create a kitchen that reflects their individual style.

A central island will provide additional preparation space, storage and an informal seating area, forming the focal point of this outstanding room. The specification will include a selection of integrated Neff appliances, including a five-ring hob with extractor, double oven, dishwasher and integrated fridge freezer, together with an inset sink and mixer tap. Recessed ceiling spotlights and a feature lighting point above the island will complete the contemporary design, offering purchasers the opportunity to add their own finishing touches.





UTILITY ROOM

Conveniently positioned within the home, the utility room is designed to combine practicality with style. Purchasers will have the opportunity to select finishes that complement their chosen kitchen design, subject to the stage of construction and the development specification. The room will feature a range of wall and base units with coordinating work surfaces, a one-and-a-half bowl inset sink with mixer tap, plumbing for a washing machine and space for additional appliances where specified. An obscure glazed window provides natural light, while recessed ceiling spotlights complete this functional and well-appointed space.



FIRST FLOOR LANDING

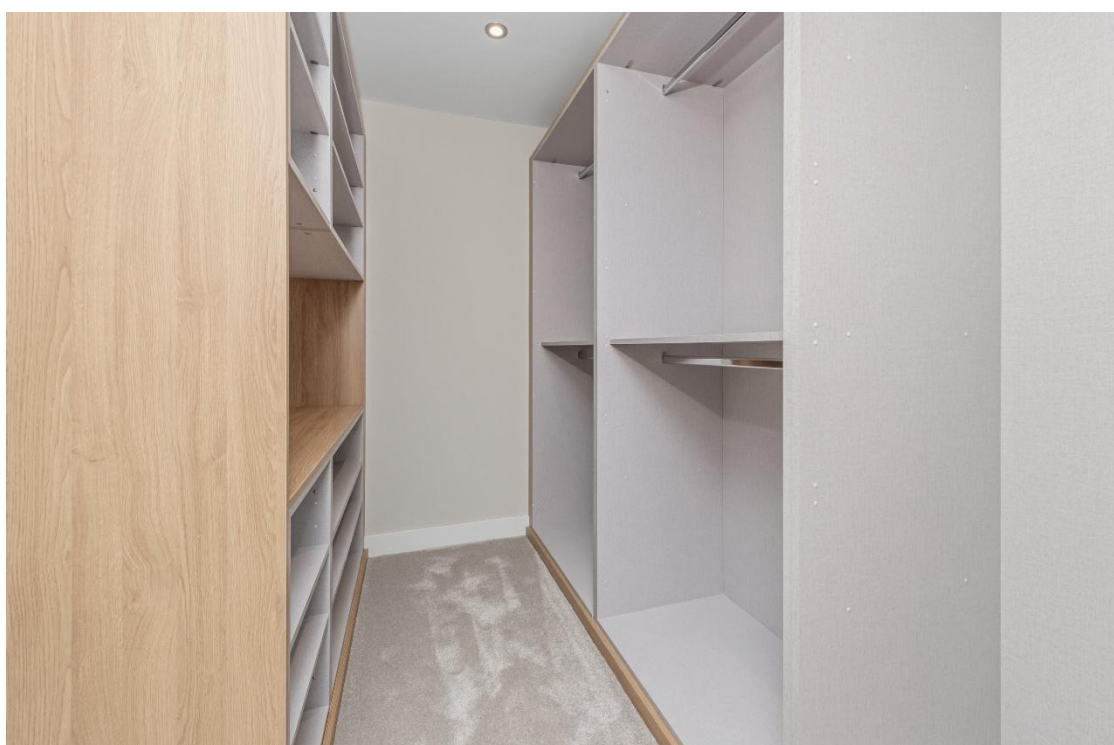
The staircase rises to the very large first floor landing, which takes full advantage of the upper portions of the glazing previously mentioned. It provides a lovely outlook to the driveway side, over the adjacent development and towards long-distance views beyond. There are two chandelier points and a good-sized storage cupboard, which houses the MVHR air circulation system fitted throughout the home.



BEDROOM ONE

Measurements – 20'2" x 12'10"

A fabulous principal suite, including a very spacious bedroom with four windows providing a good amount of natural light and a pleasant outlook. There are two ceiling light points and an adjoining walk-in storage cupboard. The dressing room is beautifully fitted with shelving, display plinths, hanging rails and a gown-hanging area.



EN-SUITE TO BEDROOM ONE

A doorway leads through to the en-suite, as the photograph suggests, beautifully fitted with ceramic tiling to the floor and to the full ceiling height, large double sized shower with high specification chrome fittings, wall mounted chrome heated towel rail, delightful vanity unit with cupboards beneath, wash hand basin, mixer tap and illuminated cabinet above, shaver socket, concealed system w.c. and illuminated display.



BEDROOM TWO/GUEST BEDROOM

Measurements – 16'3" x 13'4" max

The Guest Bedroom (Bedroom two) good-sized double bedroom is served by a delightful en-suite.



EN-SUITE TO BEDROOM TWO

Comprises of vanity unit with drawer beneath, wash hand basin above, shaver socket, low level w.c., good size shower with chrome fittings, chrome heated towel rail, obscure glazed window and inset spotlight into the ceiling.



BEDROOM THREE

Measurements – 17'6" x 9'5"

Once again, a good-sized double room with a spectacular view and loft access point.



BEDROOM FOUR

Measurements – 13'3" x 10'3"

A good-sized double room with lovely view out to the rear.



BEDROOM FIVE

Measurements – 10'0" x 9'0"

A stylish room with an outlook to the driveway side and central ceiling light point.



HOUSE BATHROOM

The proposed family bathroom has been thoughtfully designed to deliver a luxurious and contemporary finish, combining elegant aesthetics with everyday functionality. The layout includes a generous double walk-in shower and a striking freestanding bath, creating a spa-like environment ideal for relaxation. The space is planned to be fully tiled throughout with high-quality Porcelanosa porcelain tiles to both walls and floor, ensuring a seamless and sophisticated appearance.



OUTSIDE

The property has a good-sized block paved driveway providing parking for three to four vehicles and access to the integral double garage. The garage is of high specification, with an automatically operated door and is fitted with an electric car charging point. It also has painted walls and a painted ceiling. This is a very well-presented, large garage with additional workshop/storage space.





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 Waste Water Heat Recovery System further enhance the home's efficiency, while the Kinetic Sentinel Plus B heat recovery system helps provide fresh, filtered air throughout.

Designed with the future in mind, Bluebell View 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. Designed with sustainability in mind, the home offers impressive energy efficiency without compromising on style, comfort or quality.

It should be noted the property has underfloor heating throughout and is superbly rated for energy performance.

EPC rating – A

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)

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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

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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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