



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION



# Helme, Meltham, Holmfirth

Offers In The Region Of  
£750,000

- Substantial five-bedroom detached family home
- Exclusive and highly desirable setting
- Beautifully presented throughout
  - Contemporary kitchen with integrated appliances
- Feature fireplace with coal and wood burning stove
  - No upper chain



From the moment you arrive, this substantial five-bedroom home makes a fabulous first impression. A beautiful glazed wooden front door opens into a welcoming entrance hall, where a striking staircase with glass balustrade, attractive flooring and useful under-stair storage create an elegant yet practical introduction to the property. Beautiful wooden doors feature throughout the home, adding warmth and character.

Off the entrance hall is a stylish cloakroom, finished with contemporary tiling, while a versatile study/playroom provides an ideal space for working from home or family life. There is also a superb boot room / utility room, providing excellent practical storage for everyday household essentials.

### Impressive Kitchen and Entertaining Spaces

The superb kitchen has been thoughtfully designed with a range of contemporary grey wall and base units, complemented by striking work surfaces and a comprehensive range of integrated appliances, including a dishwasher, double size fridge, double size freezer, wine fridge and Neff double oven, with one oven also featuring an integrated microwave function. A 5-ring gas hob with extractor and centre island completes this highly functional and stylish kitchen.

The kitchen flows seamlessly into the adjoining living spaces, with beautiful wooden flooring extending throughout and large windows framing far-reaching views across the rolling countryside. An archway opens into an impressive open-plan sitting and dining area, creating an exceptional space for both everyday family life and entertaining.

The inviting sitting room is centred around a striking fireplace with a wood and coal burning stove, creating a warm and welcoming focal point. High skylights flood the room with natural light, enhancing the wonderful sense of space, while double doors open directly onto the garden, creating a seamless connection between the indoors and





out. The generous dining area comfortably accommodates a large dining table and chairs, making it perfect for family meals and entertaining guests. With its impressive proportions, beautiful countryside outlook and effortless connection to the garden, this is a truly exceptional space in which to relax, unwind and entertain.

#### Luxurious Principal Suite

The first floor is home to an impressive principal bedroom suite. The generous double bedroom enjoys fabulous cascading natural light and beautiful views, while a dedicated dressing and storage area provides excellent additional space.

The luxurious en-suite bathroom features a spacious walk-in shower with twin shower heads, enclosed by a sleek glass screen. Beautifully tiled walls and flooring complement the stylish design, while a vanity unit with countertop basin, wall-mounted WC and chrome heated towel rail complete this elegant and contemporary space.

There are a further four double bedrooms, all beautifully presented with contemporary décor, offering exceptional flexibility for family, guests or home working.

The impressive family bathroom is equally well appointed, featuring a deep freestanding bath, separate walk-in shower with rainfall shower head, wash basin, wall-mounted WC and stylish tiling.

#### Beautiful Gardens and Exceptional Views

Externally, the property is approached via a tarmac driveway leading to a substantial double garage, with paved areas providing an attractive approach to the front entrance.

To the rear is a magnificent lawned garden, complemented by mature plum tree. A flagged patio provides an excellent space for outdoor dining and entertaining, while a further side garden offers a



wonderfully versatile area.

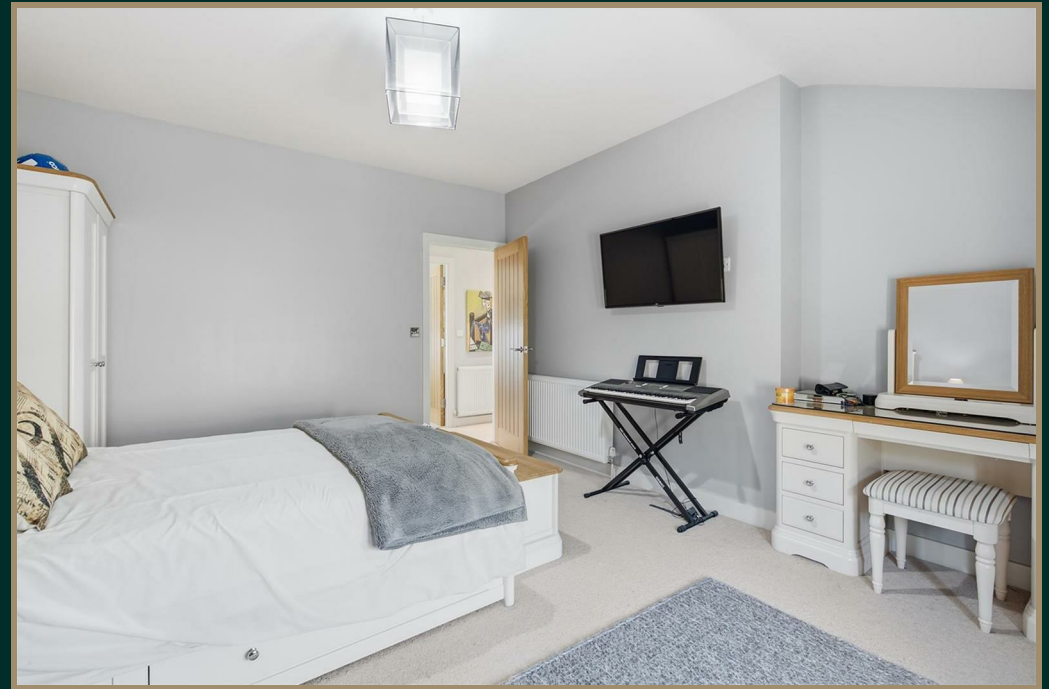
The gardens enjoy stunning far-reaching views toward Holme Moss, adding to the sense of space and tranquillity that defines this exceptional home. A further external door provides convenient access to the garage.









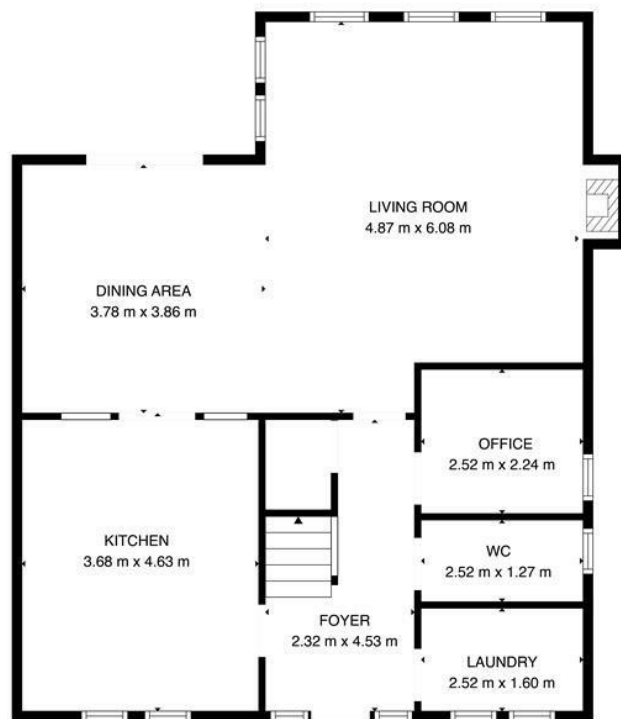




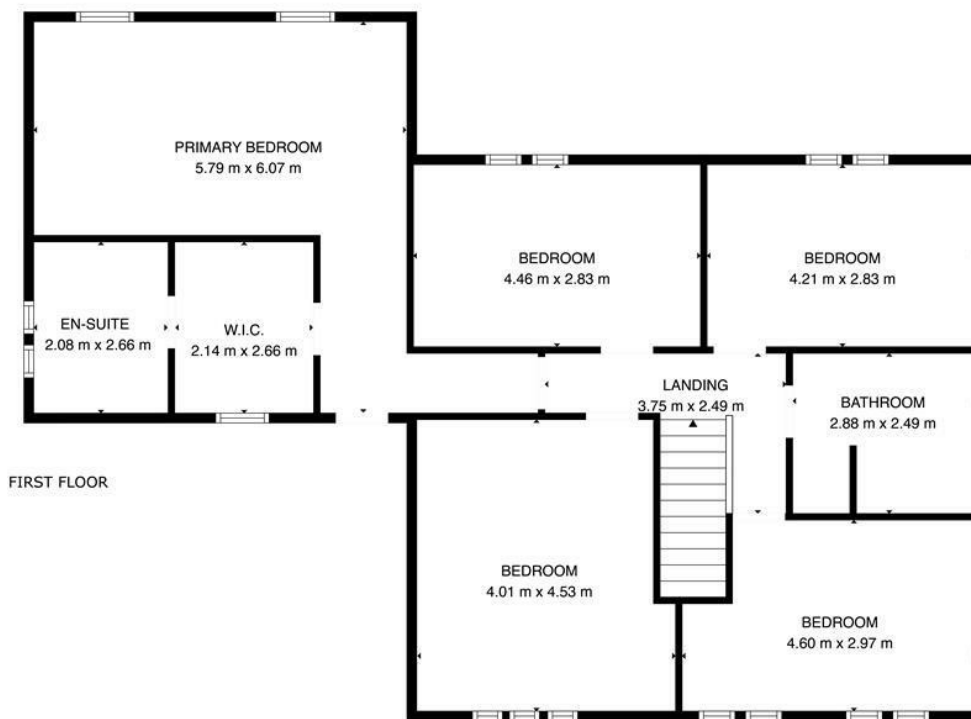








GROUND FLOOR



FIRST FLOOR

**TOTAL: 196 m<sup>2</sup>**  
 GROUND FLOOR: 86 m<sup>2</sup>, FIRST FLOOR: 110 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 35 m<sup>2</sup>, WALLS: 12 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP; MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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