

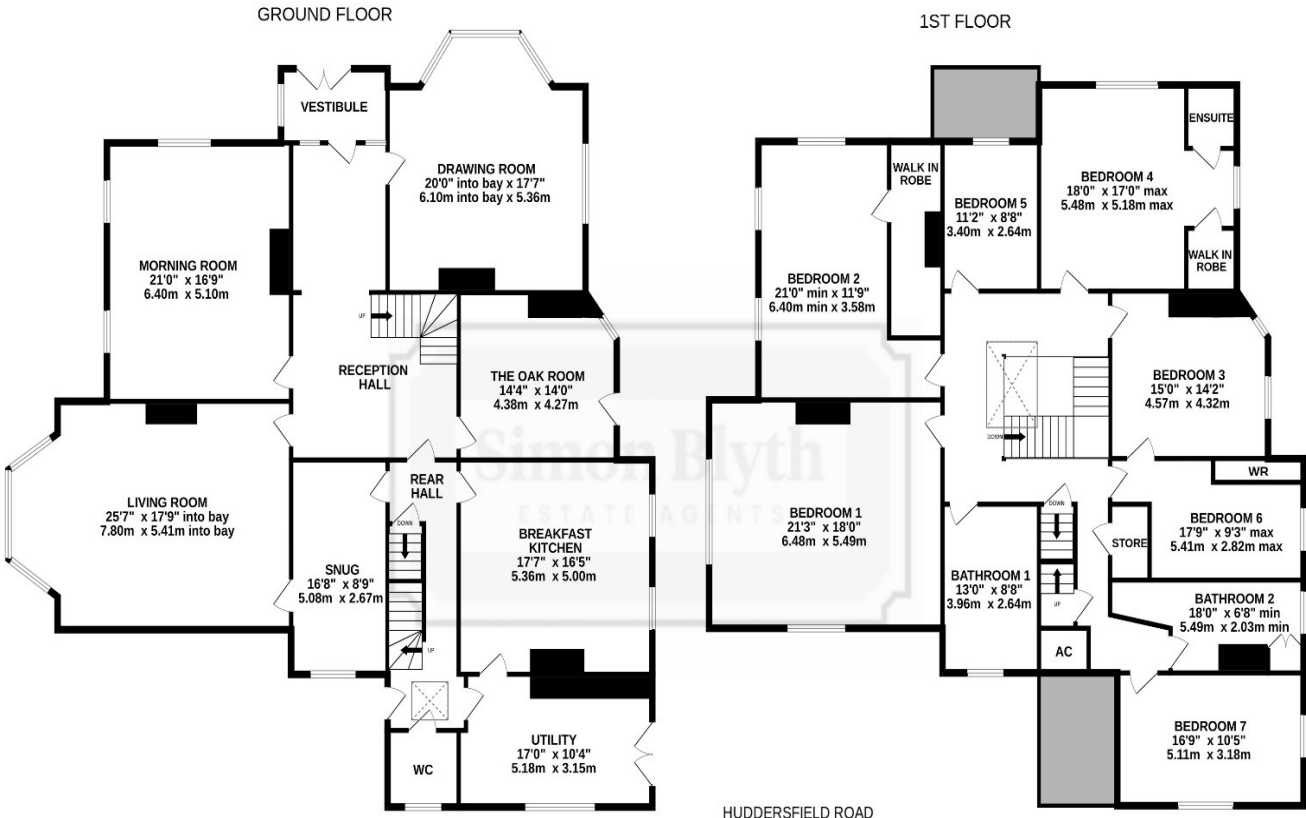


**Greenroyd, 120 Huddersfield Road, Brighouse, HD6 3RH**

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FLOORPLAN

GREENROYD, 120 HUDDERSFIELD ROAD



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## PROPERTY DESCRIPTION

Greenroyd is an exceptional stone built detached 7 bedrooomed Victorian Villa with Burlington slate roof constructed circa 1874, standing in grounds of around three quarters of an acre and rich in architectural detail with numerous original features which highlight the grandeur and wealth of the era. From the stunning reception hall with cantilevered staircase and glazed atrium to spacious and elegant reception rooms with ornate coving, plasterwork and fireplaces to the fully oak panelled dining room.

This fine residence reflects the grand architectural style of the Victorian era and is typical of the substantial villas built for prosperous merchants and industrialists during the rapid growth of West Yorkshire's textile industry.

There is beautifully proportioned living space arranged over two floors, together with 2 vaulted cellars and useful attic storage. Approached through stone gate piers with electric gates, a sweeping gravel drive leads to an extensive parking area together with established gardens and former carriage house.

Briefly comprising to the ground floor, entrance porch, grand reception hall, living room, morning room, drawing room, the oak room, breakfast kitchen, utility room, rear hall with ancillary staircase and downstairs w/c. Basement with vaulted cellars. First floor landing leading to 7 bedrooms (one en-suite) and 2 bathrooms. An attic provides some additional storage space.

Detailed planning permission was granted on 03/07/23 for 2 detached 4 bedrooomed houses. Full details along with supporting documents can be viewed on Calderdale's planning portal quoting ref 22/00868/FUL

Brighouse is a thriving mill/market town with an excellent geographical location, situated on the M62 corridor linking east Lancashire to West Yorkshire together with a railway station with London service.

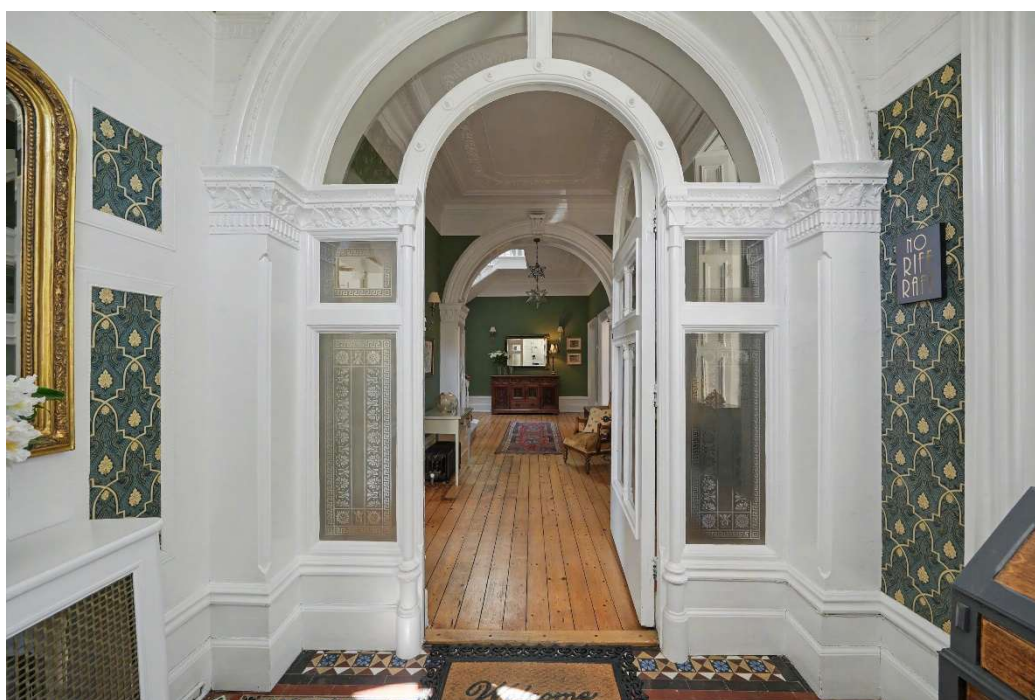
**Price £1.35m**

## GROUND FLOOR

### ENTRANCE VESTIBULE

*Measurements – 8'7" x 5'9"*

With twin timber panelled doors with semi-circular window above and a further window to the side elevation all of which provide plenty of natural light. There is a ceiling light point, ceiling coving, wall panelling, Minton encaustic tiled floor, column radiator with period style cover and from here a lovely timber and etched glass arched door opens into the reception hall.



## RECEPTION HALL

Measurements – 26'8" x 16'2" maximum

The arched doorway forms part of a larger more elaborate arch which incorporates etched glazed windows to provide more light to this welcoming area with additional natural light from a glazed atrium at first floor level. There is coving, ornate plaster work and frieze, deep skirting boards together with exposed polished and stained floorboards and two ceiling light points. There are two original cast iron column radiators and part way down the hallway there is a further arch with period pillars/columns. A spindled return cantilevered staircase with carved mahogany newel post rises to a galleried landing. From the hallway access can be gained to the following: -



**LIVING ROOM**

*Measurements – 25'7" into bay x 17'9"*

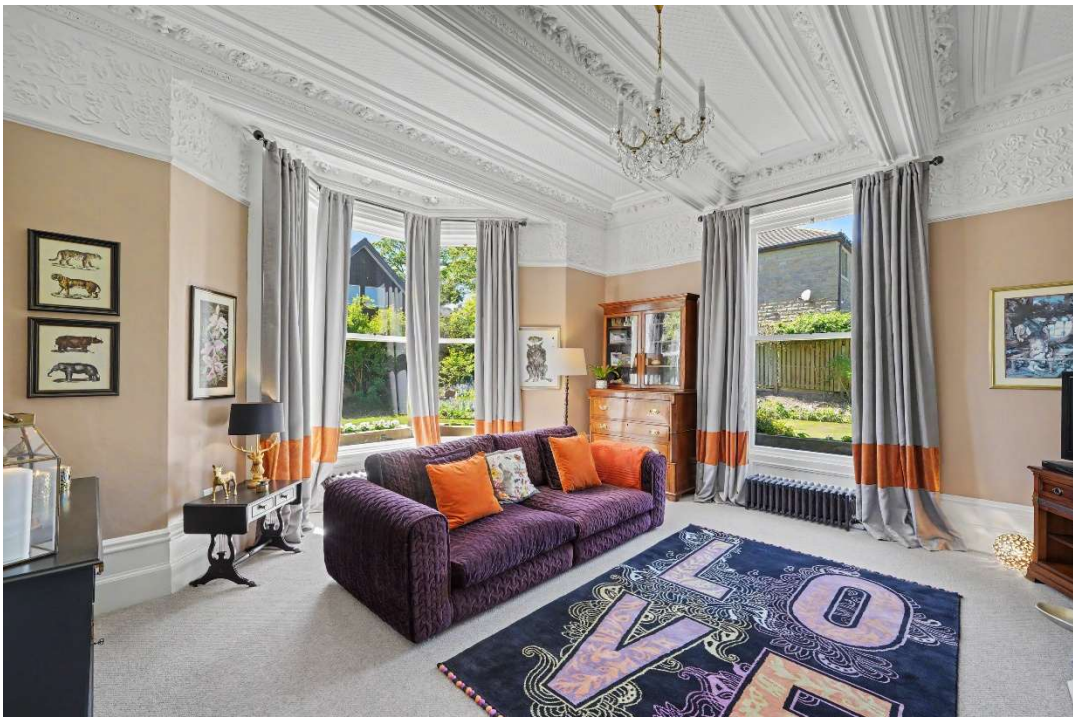
A beautifully proportioned principal reception room which has stunning ornate plaster work to the ceiling using nature motifs and elaborate frieze. The walls are part Lincrusta panelled with deep skirting boards beneath. A Clearview multi-fuel stove is housed within the chimney breast with slate surround and is sat on a raised Yorkshire stone hearth. There are two original cast iron column radiators together with three concealed column radiators beneath the window seat in a lovely walk-in bay with four sash windows all of which provide the room with an abundance of natural light and take advantage of the delightful aspect over the grounds. There is a ceiling light point, four wall uplighters and this room can be accessed either from the reception hall or from the snug.



## DRAWING ROOM

Measurements – 20'0" x into bay 17'7"

This has a walk-in bay with three sash windows looking out across the gravelled drive with a further sash window looking over the rear garden and once again providing plenty of natural light. There is beautiful ornate plaster work to the ceiling featuring fruit vine motifs and frieze. The walls have a picture rail and deep skirting boards. There are two original cast iron column radiators. The main focal point of the room is an elaborate ornately carved marble fireplace with working open fire and tiled hearth.



## MORNING ROOM

*Measurements – 21'0" x 16'9"*

This is situated adjacent to the living room and has two sash windows looking out over the garden together with sash window looking over the gravelled parking area. There is ornate plaster work to the ceiling, frieze, picture rail, wall panelling, four wall light points, two column radiators, deep skirting boards, oak flooring and as the main focal point of the room there is a marble fireplace with cast iron inset and slate tiled hearth.



## OAK ROOM

*Measurements – 14'4" x 14'0"*

Currently used as a formal dining room, this has an oak panelled ceiling, walls and flooring. There is a central heating radiator, a window and an oak glazed door, both of which look out over the rear garden. There is a ceiling light point and fireplace with oak surround and open fire resting on a Westmorland slate hearth.

At the far end of the reception hall the door gives access to a rear hallway.



## REAR HALL

*Measurements – 23'6" x 6'5"*

This has original stone flagged floor transitioning to a tiled floor with timber panelled door leading outside, glazed sky light, inset LED downlighters, lincrusta panelled walls, central heating radiator and doors giving access to staircases leading to the basement and first floor. From the rear hallway access can be gained to the following: -

## SNUG

*Measurements – 16'8" x 8'9"*

The former butler's pantry and still having the original fitted cupboards which have been glazed with fitted book shelving and further storage cupboards beneath. There is a sash window looking out over the side garden, inset LED downlighters, ceiling coving, panel radiator and column radiator, there is also a door giving access to the living room.



## BREAKFAST KITCHEN

*Measurements – 17'7" x 16'5"*

With two sash windows looking out over the rear garden, there are inset LED downlighters, ceiling coving, oak effect laminate flooring, two wall light points and vertically hung radiator. There is a bespoke fitted kitchen with hand painted cream base and wall cupboards, drawers, bevelled glass display cupboard with glass shelving, plate rack, overlying granite worktops with tiled splashbacks. Housed within the chimney breast there is a Britannia stainless steel range style cooker with six ring gas hob and twin electric ovens together with extractor hood over, integrated fridge, integrated freezer, pantry cupboard, integrated Bosch dishwasher, double bowl Belfast sink with chrome mixer taps and adjacent to this there is a filtered water dispenser. The large island unit has contrasting pale blue drawers, wine rack, bookshelves, storage baskets and is complimented by overlying granite worktop with an integrated timber chopping board. To one side a door gives access to the utility room.



## UTILITY ROOM

*Measurements – 17'0" x 10'4" minimum*

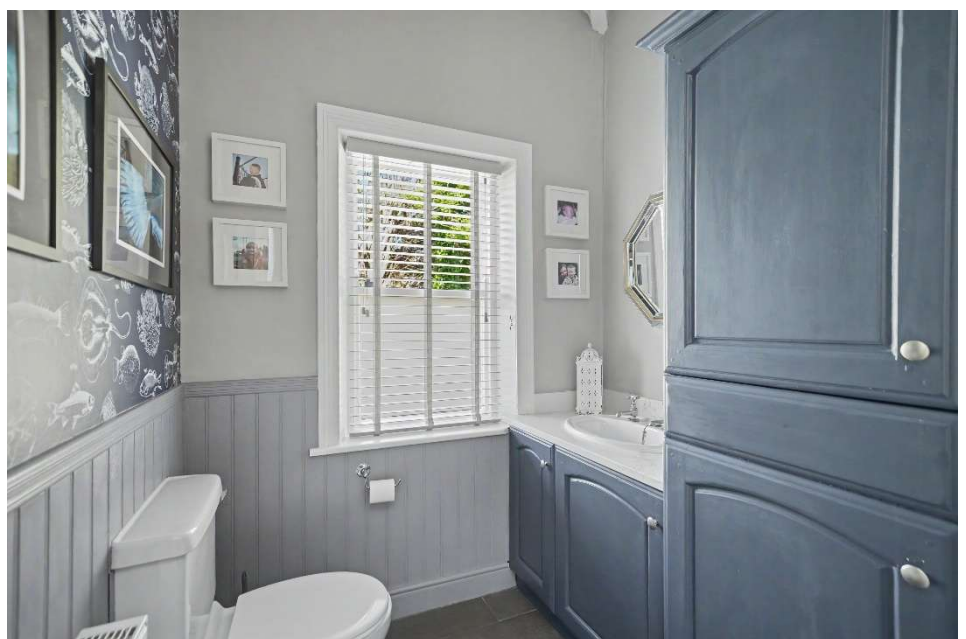
As the dimensions indicate this is a generously proportioned room, large enough to be utilised as a spice kitchen and having sash window and uPVC double glazed French doors leading to the paved patio area. There is a lovely stone flagged floor, two ceiling light points, two wall lights and plaster coving. There are a range of fitted base cupboards with drawers, integrated additional fridge freezer, contrasting overlying worktop with tiled splashbacks, wall cupboards, inset circular stainless-steel sink with chrome monobloc tap, circular stainless-steel drainer and under the counter there is space for a washing machine and tumble dryer.



## DOWNSTAIRS W.C

*Measurements – 6'4" x 5'9"*

With part frosted sash window, ceiling light point, tiled floor, central heating radiator, cupboard housing a gas fired central heating boiler with further storage beneath and having a suite comprising vanity unit with marble top and inset Victorian sink with brass taps together with a low flush w.c.



## BASEMENT

From the rear hallway a door gives access to stone steps which lead down to the basement which has a stone flagged hallway which houses the consumer unit and electric meter with store beneath the staircase. There is a vaulted cellar which is 17'9" x 7'9" with stone flagged floor, stone table, ceiling light point and a door to one side which leads to a wine cellar.

## WINE CELLAR

*Measurements- 17'9" x 7'9"*

This is barrel vaulted with a ceiling light point, stone flagged floor and a bank of stone shelves ideal for wine storage.

## STORE

*Measurements- 10'6" x 6'4"*

With ceiling light and stone flagged floor.

## FIRST FLOOR

### GALLERIED LANDING

A custom-made glazed atrium fills this area with natural light; complete with LED lighting. There is ornate plaster work to the ceiling, frieze, two wall light points, three central heating radiators and a feature arch. From the landing access can be gained to the following rooms: -



## BEDROOM ONE

*Measurements – 21'3" x 18'0"*

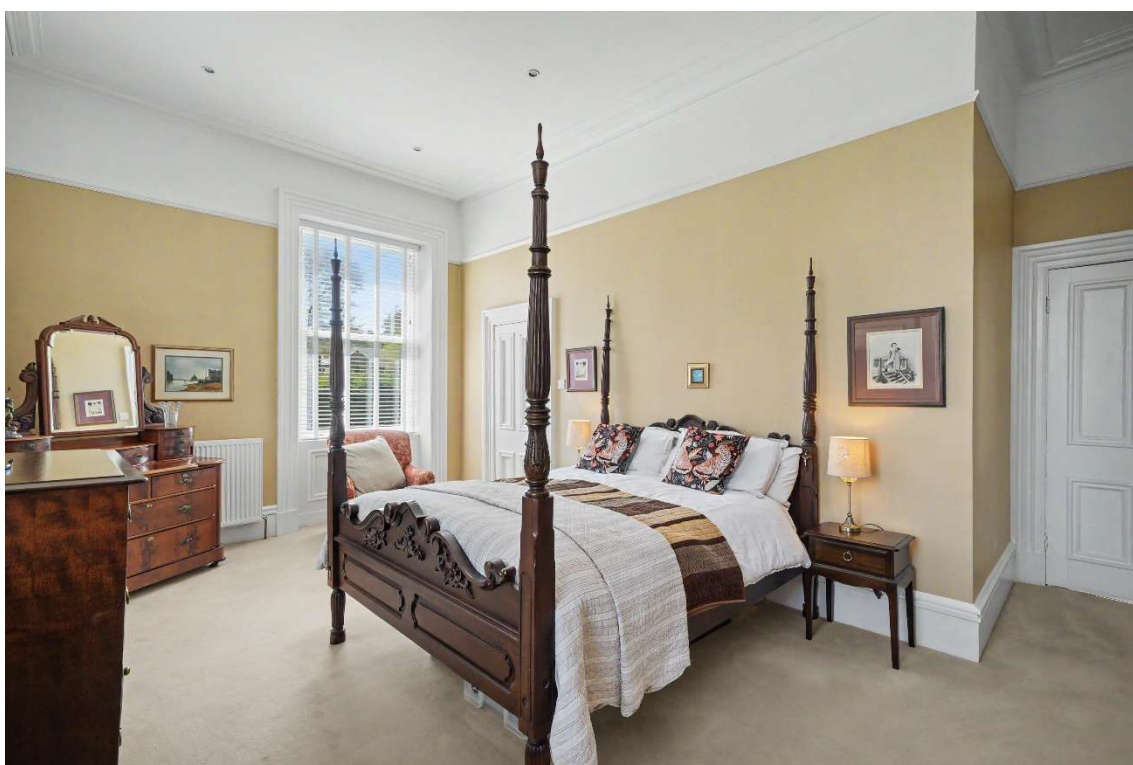
A beautifully proportioned dual aspect principal bedroom with ornate plaster work to the ceiling carved with cherub figures and floral motifs. Central ceiling light point, frieze, picture rail, plaster moulded wall panels and two central heating radiators. The main focal point of the room is a marble fireplace with rose carving, tiled inset, tiled hearth with brass fender and deep skirting boards.



## BEDROOM TWO

*Measurements – 21'0" x 11'9" minimum*

This is situated adjacent to the principle bedroom, is also dual aspect with double glazed sash windows. There are inset LED downlighters, ceiling coving, picture rail, two central heating radiators and to one side a door gives access to a walk-in wardrobe.



### **WALK IN WARDROBE**

*Measurements – 15'0" x 4'8"*

With inset LED downlighters, chimney breast, double height hanging rail and high-level shelving.

### **BEDROOM THREE**

*Measurements – 14'2" x 15'0"*

This is situated above the oak room and has two windows looking out over the garden and with a pleasant aspect beyond, there are inset LED downlighters, ceiling coving, picture rail, two central heating radiators and with a door to one side linking to bedroom six.



### BEDROOM FOUR

*Measurements – 17'0" x 18'0"*

A dual aspect room which has a ceiling light point, ceiling coving, picture rail, two central heating radiators and at one end there is an en-suite shower room and a walk-in wardrobe. There is a built-in desk on one wall and a custom-built vanity table on the other with ladders leading to a mezzanine level which houses a single bed. There is an electric point, reading light and bookshelves.



### EN-SUITE SHOWER ROOM

*Measurements – 4'8" x 4'4"*

With inset ceiling downlighters, extractor fan, part tiled walls, chrome ladder style heated towel rail and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush w.c and shower cubicle with Triton electric shower fitting.

### WALK IN WARDROBE

*Measurements – 4'9" x 4'8"*

With inset LED downlighters and double hanging rail.

### BEDROOM FIVE

*Measurements – 11'2" x 8'8"*

With a stone flower trough outside the window, ornate plastered ceiling with flower motif, ceiling coving, picture rail and central heating radiator.



## BATHROOM ONE

*Measurements – 13'0" x 8'8"*

With a part frosted window, inset LED downlighters, ceiling coving and two wall uplighters. There are beautiful glazed Victorian tiles to the walls, with highly decorated tiled frieze, Karndean flooring, and a cast iron column radiator plus a polished nickel heated towel rail. The original enamelled free standing Victorian cast iron roll top bath resting on ball and claw feet has refurbished Victorian taps and plunger in polished nickel. The Victorian style pedestal wash basin also has original nickel taps, there is a low flush w.c and large 1400mm shower cubicle with sliding glass door and Burlington brushed nickel shower fitting incorporating fixed shower rose and separate hand spray.



## INNER LANDING

With central heating radiator, leaded and stained glass frosted sash window, inset LED downlighters, ceiling coving, two central heating radiators and hot water cylinder cupboard. To one side there is a door giving access to the former servant's staircase leading to the rear hallway and a further door giving access to the attic. From the inner landing access can be gained to the following: -

## BEDROOM SIX

*Measurements- 17'9" x maximum x 9'3"*

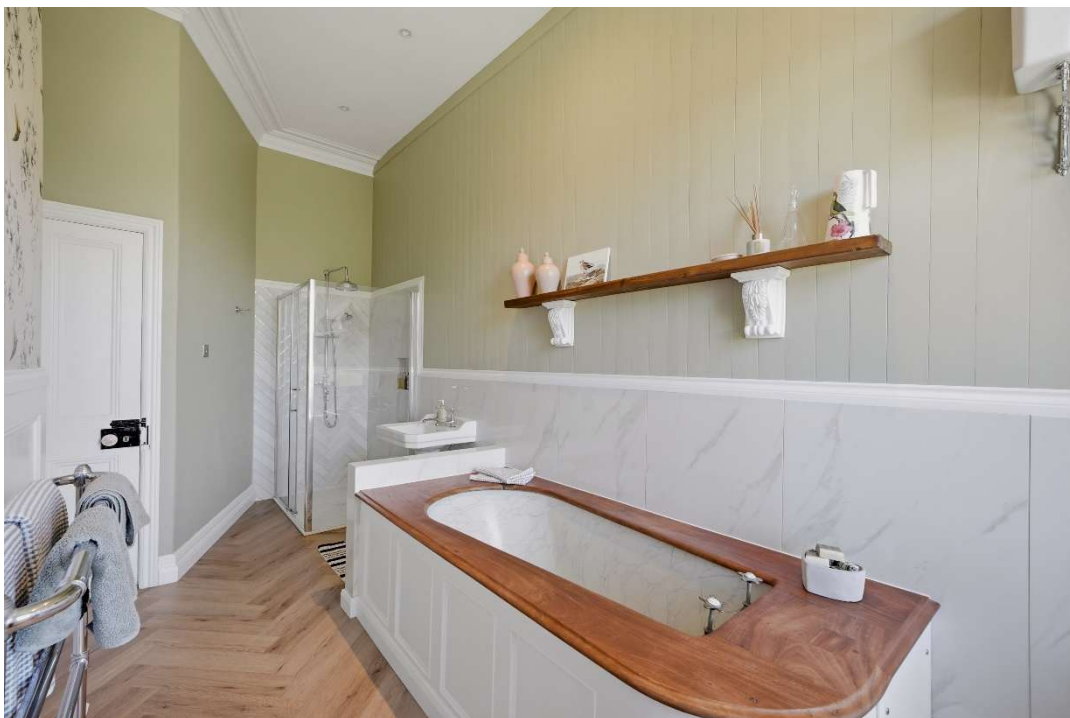
This is currently utilised as an office and has a window looking out over the rear garden, inset LED downlighters, picture rail, central heating radiator and a bank of fitted wardrobes. To one side a door links bedroom six to bedroom three.



## BATHROOM TWO

Measurements- 18'0" x 6'8"

This has inset LED downlighters, ceiling coving, fitted cupboards and drawers to the left-hand side of the chimney breast. There is a herringbone timber effect floor, chrome heated towel rail and part marble tiled walls. The centre piece is a stunning period bath which is cast iron with a marble effect finish and has been encased in oak panelling. The bath taps are the original Sutcliffe's patent hot and cold taps. There is a Burlington high flush w.c, pedestal wash basin and glazed shower cubicle with sliding door and shower fitting incorporating fixed shower rose and separate hand spray.



## BEDROOM SEVEN

Measurements- 16'9" x 10'5"

A dual aspect room which enjoys some far-reaching views and has ceiling light point, ceiling coving and two radiators.



## ATTIC

This is accessed from the inner landing and has a timber staircase leading to an attic which provides useful storage which should be noted is not large enough to provide additional living space.

## OUTSIDE

### PARKING

The property is approached through some impressive stone gate piers with twin electric gates opening onto a gravelled driveway which opens into a large gravelled parking area immediately in front of the main entrance.



### GARDENS

To either side of the gravelled driveway there are established gardens with shaped lawns, mature trees and shrubs, flowers, greenhouse, gravelled seating area and flagged patio. To the far side of the property there is an open wood store which has an outside cold-water tap. Adjacent to this there is a garden store with timber and glazed window and timber door, flagged areas, timber trellising, raised beds. From here access can be gained to the rear garden which has a generous level lawn with rockery in one corner with planted trees, flowers and shrubs. There is a gravelled pathway, outside cold water tap, Yorkshire stone flagged and gravelled patio and the original coach house which provides ample storage.







## FORMER CARRIAGE HOUSE

*Measurements- 19'4" x 10'8"*

With twin timber and glazed doors, part frosted windows to the side elevation, and Yorkshire stone flagged floor.



### **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system

Double glazing- The property has some sealed unit double glazing

Security- The property has an alarm system together with CCTV

Property tenure – Freehold

Council tax band – G

Directions- Using satellite navigation enter the postcode HD6 3RH

### **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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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

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Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

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### MAIN CONTACTS

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