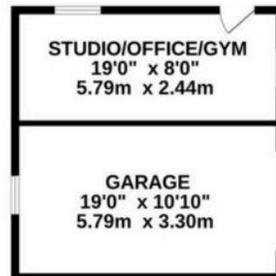
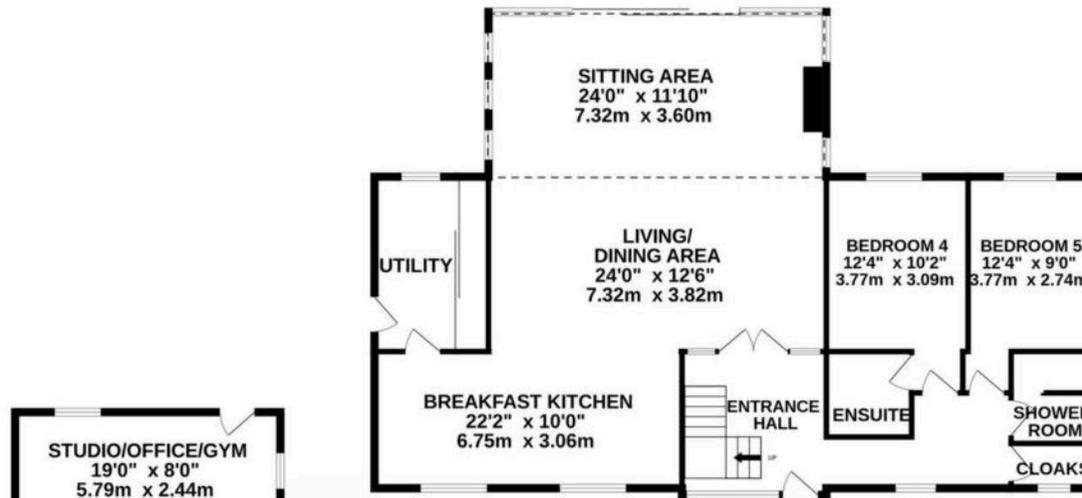




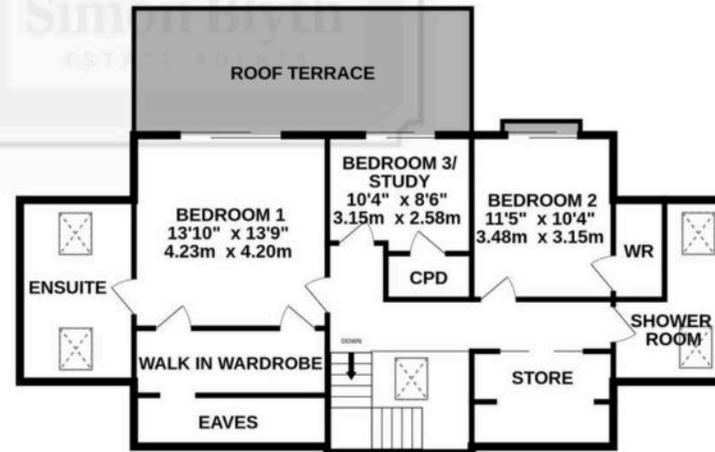
Lumb Lane, Almondbury
Huddersfield, HD4 6SZ

Offers in Region of **£1,000,000**

GROUND FLOOR



1ST FLOOR



LUMB LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1 Lumb Lane, Almondbury

Huddersfield, HD4 6SZ

IN A WONDERFUL LOCATION AND STANDING IN APPROXIMATELY 0.4 ACRES, THIS DETACHED, VERY STYLISH, HIGH-SPECIFICATION HOME OVERLOOKS LARGE, MATURE GARDENS, BEAUTIFUL FISHING POND, AND RURAL FIELDS BEYOND. THE CONTEMPORARY YET WELCOMING ACCOMMODATION IS SURE TO IMPRESS AND COMPRISES A DOUBLE-HEIGHT, GALLERIED ENTRANCE HALL, FABULOUS OPEN-PLAN LIVING DINING KITCHEN WITH ADJOINING OPEN-PLAN SITTING ROOM WITH FULL-WIDTH GLAZING AND SLIDING GLASS DOORS OVERLOOKING THE VIEWS AND THE REMARKABLE TERRACES WHICH PROVIDE A MARVELLOUS AMOUNT OF OUTDOOR ENTERTAINING SPACE. THE HOME IS ALSO SERVED BY A DOWNSTAIRS SHOWER ROOM, TWO GROUND FLOOR ROOMS CURRENTLY USED AS BEDROOMS AND ONE OF WHICH IS EN-SUITED.

The home is also served by a downstairs shower room, two ground floor rooms currently used as bedrooms and one of which is en-suited, and a utility room. To the first floor are three further bedrooms and the house bathroom, with bedroom one boasting a large en-suite and doors out onto a stunning roof terrace which is shared by bedroom three and offers fabulous views across the property's gardens and rural scene beyond. Externally, the property features a good-sized driveway, a studio/gym, a garage, and a large amount of privacy. This beautiful home must be viewed to be fully appreciated and understood.

Tenure Freehold.

Council Tax Band F.

EPC Rating C.



GROUND FLOOR

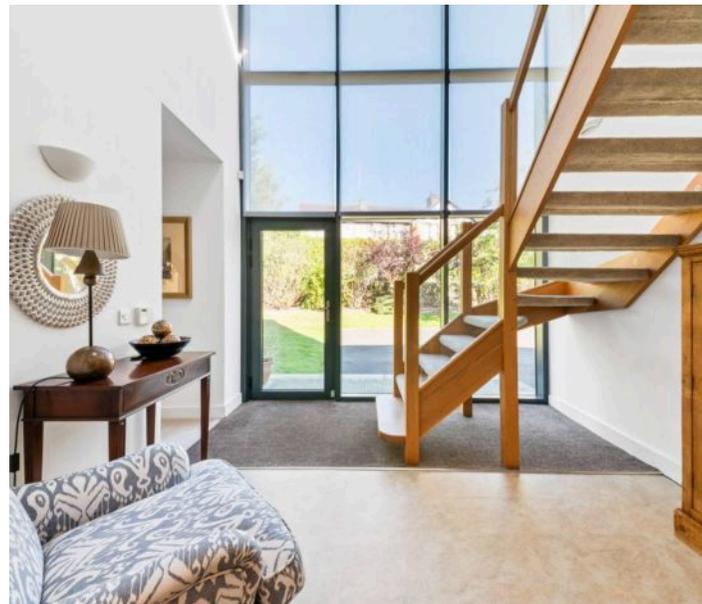
ENTRANCE HALL

Enter into the property through an incredibly impressive, entirely glazed front door surrounded by double-height glazing. The beautiful, galleried entrance hallway features a full-height ceiling, a roof light, a chandelier point, an inset spotlight, a superb oak staircase with glazed balustrading, and doors providing access to the kitchen and living area, cloaks cupboard, WC/shower room, and two ground floor bedrooms.

OPEN-PLAN LIVING DINING KITCHEN

24' 0" x 24' 4" (7.32m x 7.42m)

An oak and glazed screen with twin glazed doors leads from the entrance hallway into the fabulous living dining kitchen with adjoining lower level sitting area, offering immense versatility. There are plentiful windows giving views to the front, side and rear, including a bank of glazing with sliding glazed doors giving direct access out to the stunning rear gardens and showcasing the stunning rural view beyond. The design has been carefully crafted to give a beautiful blend of modern, contemporary look yet with a traditional warmth and comfort. The central area (24'0" x 12'6") is currently utilised as a second sitting room with attractive flooring, inset spotlighting to the ceiling, and a variety of wall light points. The lower sitting area (24'0" x 11'10") boasts a feature fireplace, provisions for a wall-mounted television, inset spotlighting to the ceiling, and wall light points.





OPEN-PLAN LIVING DINING KITCHEN cont.

22' 2" x 10' 0" (6.76m x 3.05m)

The breakfast kitchen area features a range of stylish and well-appointed units to the high and low levels which incorporate a good amount of high-quality work surfaces and a one-and-a-half-bowl stainless steel sink unit, an island unit with breakfast bar seating for three/four, and a wonderful range of high-specification, built-in appliances, including an induction hob with stainless-steel and glazed extractor fan over, a double oven, a fridge and freezer, a dishwasher, and a wine fridge. There is inset spotlighting to the ceiling and a lovely towards the driveway side. A doorway leads through to the utility room.

UTILITY ROOM

The utility room is very large and features a side entrance door, a window to the rear, inset spotlighting, a creel, cupboards to the high and low levels, and a bank of built-in cloaks cupboard/storage which is also home to the property's gas-fired central heating boiler. The room also has a one-and-a-half-bowl, stainless steel sink unit and plumbing for an automatic washing machine





BEDROOM FOUR

12' 4" x 10' 2" (3.76m x 3.10m)

Bedroom four is a beautiful guest bedroom with lovely views out over the gardens, inset spotlighting to the ceiling, and served by a stunning en-suite.

BEDROOM FOUR EN-SUITE

The en-suite is fitted with a concealed cistern WC, a wash hand basin within a vanity unit, and a fixed glazed screen shower with high-quality chrome fitting. There is attractive flooring, an extractor, and inset spotlighting to the ceiling.

BEDROOM FIVE

12' 4" x 9' 0" (3.76m x 2.74m)

Bedroom five is another double bedroom with a window giving a superb view over the rear gardens and inset spotlighting to the ceiling. Please note, this bedroom is adjacent to the ground floor shower room/WC, providing a great deal of convenience.



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GROUND FLOOR SHOWER ROOM / WC

The ground floor shower room is beautifully finished and is fitted with a concealed cistern WC, a wash hand basin set within a vanity unit, and a good-sized shower with high-quality chrome fittings.

FIRST FLOOR

GALLERIED FIRST FLOOR LANDING

As previously described, the oak staircase turns and rises to the fabulous, galleried first floor landing with glazed balustrading. The landing enjoys the double-height glazed surrounding the entrance door and the roof light point. There are storage cupboards, inset spotlighting to the ceiling, a chandelier point, and doorways providing access to three bedrooms and the house shower room.

BEDROOM ONE

13' 10" x 13' 9" (4.22m x 4.19m)

Bedroom one is a beautiful, large, double bedroom with fabulous, sliding, glazed doors, providing a huge amount of natural light, offering a stunning view out of the gardens and beyond, and also giving access to the wonderful roof terrace with stainless-steel and glazed balustrading. The bedroom is beautifully decorated, features inset spotlighting to the ceiling, wall light points, two large walk-in wardrobes and a doorway leading through to the en-suite.

BEDROOM ONE EN-SUITE

The exceptionally large en-suite is beautifully fitted and features two Velux windows providing a great deal of natural light, inset spotlighting to the ceiling, ceramic tiling where appropriate, a chrome heated towel rail and an extractor fan. The bathroom features a four-piece suite comprising a centrally located shower with chrome fittings, a low-level WC, a vanity unit with wash hand basin, and a double-ended bath.





BEDROOM TWO

11' 5" x 10' 4" (3.48m x 3.15m)

Bedroom two is another lovely double bedroom enjoying a spectacular view through a sliding glazed door which leads to a Juliet balcony with stainless steel and glazed balustrading. There is inset spotlighting to the ceiling, wall light points, and a good sized, walk-in wardrobe with shelving.

BEDROOM THREE / STUDY

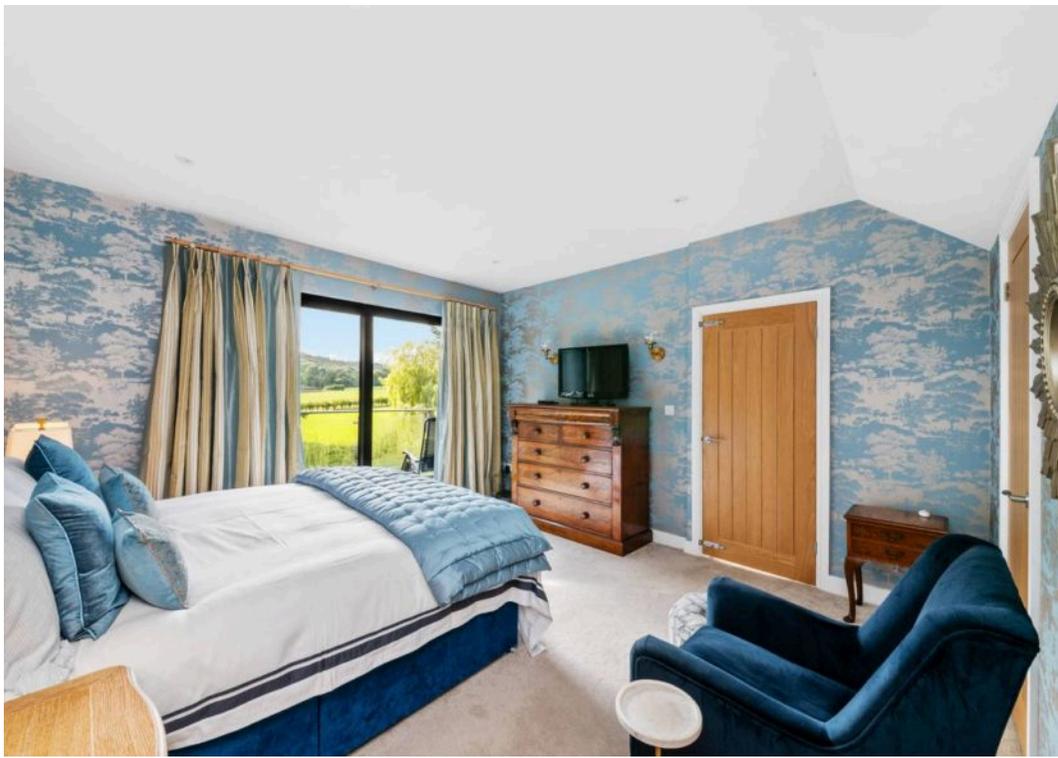
10' 4" x 8' 6" (3.15m x 2.59m)

Bedroom three is currently used as a home office and, once again, boasts a stunning view out over the property's gardens and beyond courtesy of glazed doors which also lead out to the previously mentioned balcony (also off bedroom one). The room benefits from inset spotlighting to the ceiling and a walk-in wardrobe.

HOUSE BATHROOM

The house bathroom is beautifully appointed with a four-piece suite comprising a vanity unit with inset wash hand basin, a low-level WC, a fixed glazed screen shower with chrome fittings, and a double-ended bath with high-quality fittings. There is ceramic tile flooring, ceramic tiling where appropriate to one wall around the shower area, an extractor fan, a chrome heated towel rail, and two Velux windows.





GARDENS

Standing in approximately 0.4 acres, this property has many secrets to discover and explore. To the front is a delightful driveway entrance with attractive stone walling and stylish entrance gates which leads onto the long, tarmacadam driveway, providing a good amount of parking and turning space and giving access to the garage. The gardens to the front of the property are well presented with shaped lawn, mature trees and shrubbery, and a pebbled area to the side. The rear gardens are quite simply superb. Immediately to the rear of the home is a fabulous, full-width outdoor entertaining space with double-height terraces, all of which overlook the lovely lawn gardens and pond to the bottom of the garden. There is wonderful, mature shrubbery and trees, and an outlook over farmland towards Farnley Tyas. The outdoor dining and entertaining space is exceptionally well presented and maintained, and features glazed balustrading. The garden also features a summerhouse which enjoys the views, a potting shed with bay window, and pathway which offers a lovely walk around the pond and the perimeter of the gardens. The pond is superbly maintained and naturally fed with the previous owners creating this pond some years ago for their hobby of fishing. It is a true wildlife haven. The property is a short walk from the facilities in the village, a short drive away from Woodsome Golf Course, and a further drive away from Farnley Tyas with its renowned school, church and public house. Rural walks are in abundance and indeed Castle Hill is just a short walk away.





STUDIO / GYM

19' 0" x 8' 0" (5.79m x 2.44m)

Adjoining the garage with an external door and a personal door through to the garage, this beautiful room has been created. With stylish windows to two sides, inset spotlighting to the ceiling, high-quality flooring, and decorated walls and ceiling. This room is used as a gym / photographic studio and is a superb facility which would make an ideal home office or workshop, if so required.

GARAGE

19' 0" x 10' 10" (5.79m x 3.30m)

The garage is of a good size and features an automatically operated, up-and-over door, and a window to the rear.

DRIVEWAY

4 Parking Spaces



VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

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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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.

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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.

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7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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