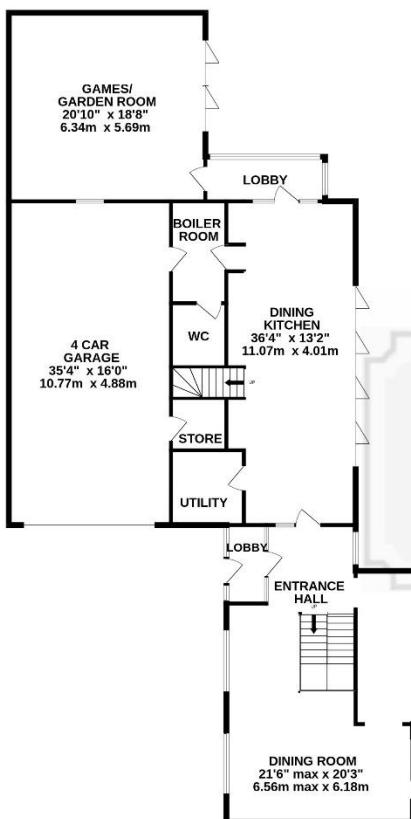




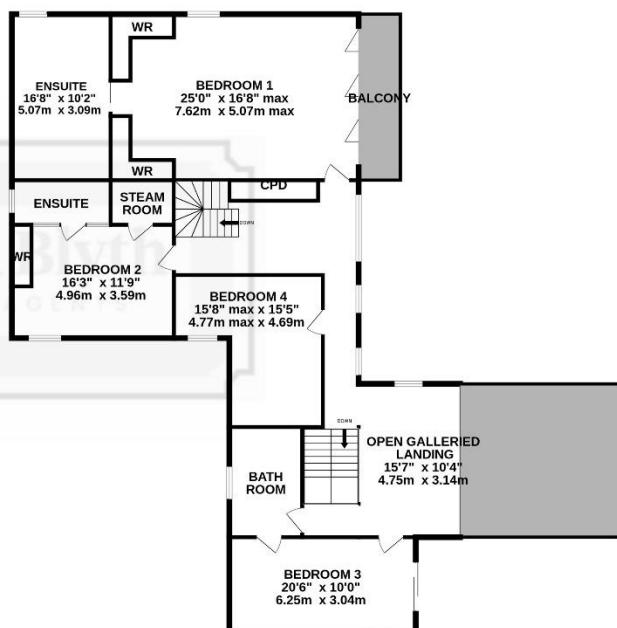
Simon Blyth
ESTATE AGENTS

SHARP LANE, HUDDERSFIELD, HD4 6SW

GROUND FLOOR



1ST FLOOR



SHARP LANE

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PROPERTY DESCRIPTION

In a beautiful plot and superb position, this extremely stylish and beautifully presented large home enjoys views out over its gardens and the Woodsome Valley beyond. From every principal room facing in a southerly direction, light and design features strongly throughout this impressive home. With an impressive driveway, four car garage and large yet relatively easy to maintain gardens it has a high specification throughout and comprises, entrance lobby, superb galleried hall area with feature windows enjoying the views, fabulous sitting room, large dining area and superb living dining kitchen (36ft in length) and having bi-fold doors out to the large terrace, gardens and views beyond, family room with bi-fold doors out to garden, utility room, downstairs w.c., fabulous first floor landing, additional study landing with balcony overlooking the sitting room, four bedrooms, bedroom one being exceptional with glazed doors to a balcony, dressing area and large en suite, bedroom two with en-suite and steam room, bedroom three with en-suite, house bathroom and home office. A very stylish home in a fabulous location.

EPC rating: C Council tax: TBC Tenure: Freehold

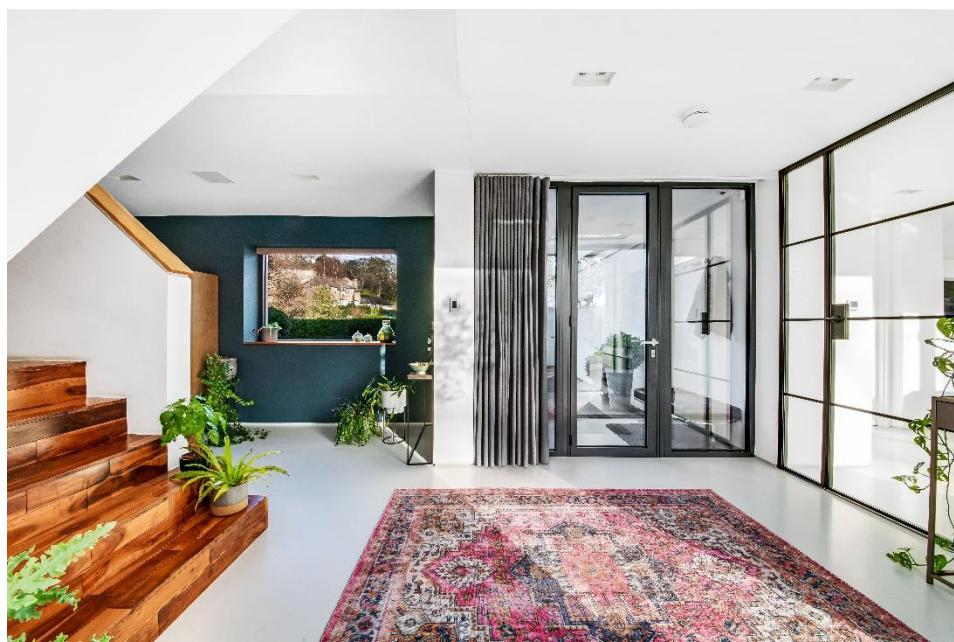
Offers Around £1,600,000

ENTRANCE VESTIBULE

The fabulous accommodation is particularly stylish throughout and is to a very high specification. A high specification external door within a full glass screen gives access to the entrance vestibule. This once again has a full glass screen through to the entrance hallway.

ENTRANCE HALLWAY

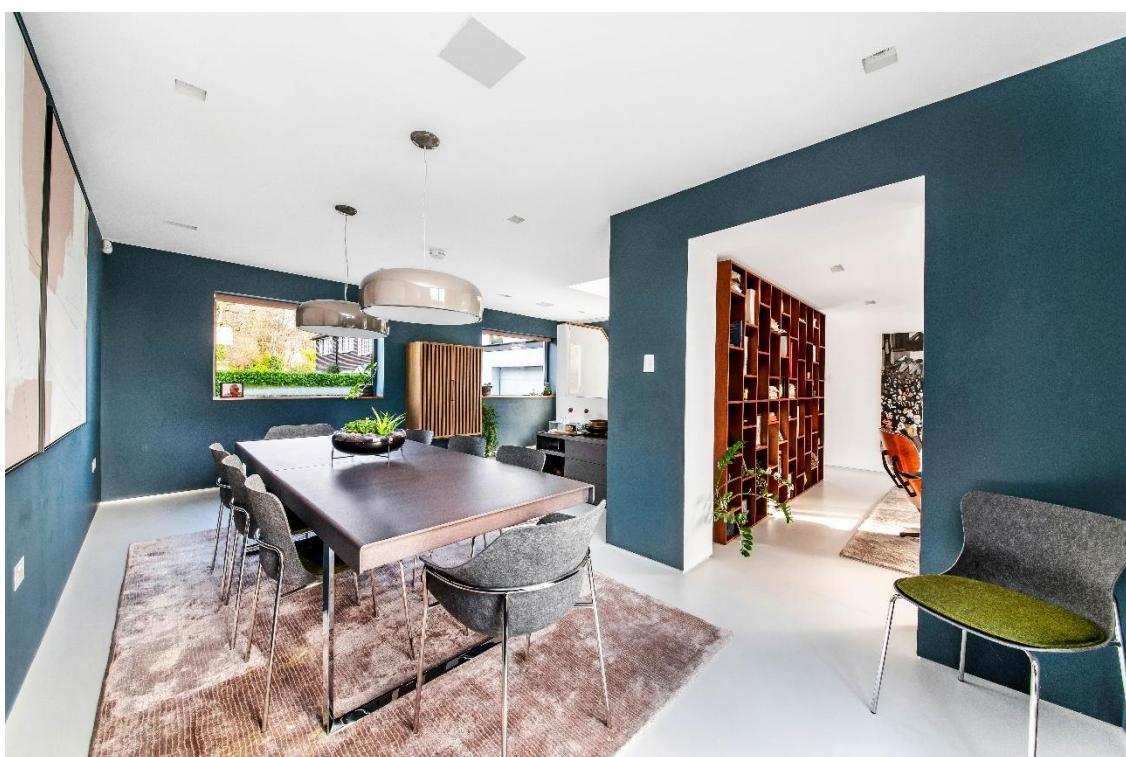
With large window and further window above floods the hallway with natural light and gives a stunning view out over the property's gardens and rural view beyond. A particularly impressive view when first entering the home, the hallway has a galleried first floor landing and an exceptional stylish staircase. It opens through to the second sitting room currently used as dining room.



DINING ROOM

Measurements – 21'6" max x 20'3"

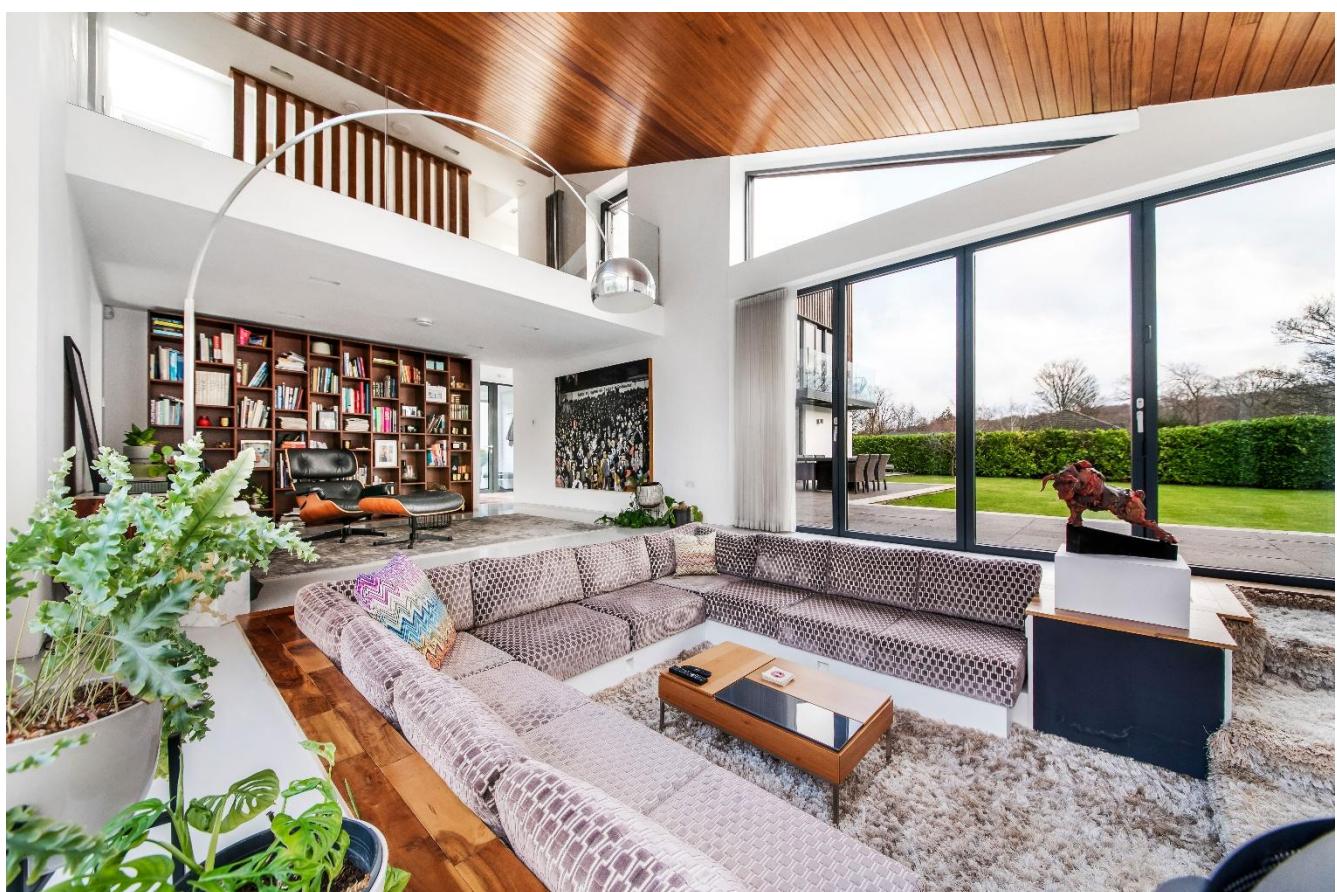
This large L-shaped room enjoys lovely views out of the gardens and neighbouring views beyond. There's a sliding glazed door giving direct access out to the front gardens, two large picture-sized windows, a fabulous degree of lighting with two chandelier points. Opening from here and an opening also from the entrance hall area leads through to the fabulous living room.



LIVING ROOM

Measurements – 26'9" x 14'8"

This large and impressive room has a high angled ceiling, a significant amount of glazing to one wall and a full bank of bi-fold doors out to the principal gardens with the fabulous patio and lawn gardens beyond and once again a rural scene. The living room includes a sunken lounge area with provision for wall-mounted TV and fabulous wood-burning fire with stylish bowl and flue up to the ceiling height. The living room is overlooked by the galleried first floor landing with stylish glazing and timberwork. All is particularly well appointed. Cricklewood style glazed door with matching glazed panel gives access through to the amazing kitchen.





DINING KITCHEN

Measurements – 36'4" x 13'2"

This with dining, breakfast and kitchen area has many fabulous features including stunning bi-fold doors (six in total) that give a huge amount of natural light and delightful views out over the gardens and private view out over the Woodson Valley up towards Farnley Tyres. The room has fabulous display shelving, integrated appliances, as one would expect of a particularly high quality, including a stainless steel and glaze fronted wine fridge, Gaggenau multi-oven system with plate warming drawers, stylish two bowl sinks with both mixer tap and boiler tap over, Gaggenau induction hob, breakfast bar, dining table, extractor fan, inset spotlighting and space for large fridges. Off the kitchen there is a secondary staircase rising to the first-floor level. The kitchen also has provision for wall-mounted TV, and a doorway leads through to the utility room.





UTILITY ROOM

Superbly appointed with a fabulous range of units this utility room has plumbing for automatic washing machine, space for a dryer and integrated sink. Stylish Cricklewood glazed screen with centrally located door leads out to the glass cube space.



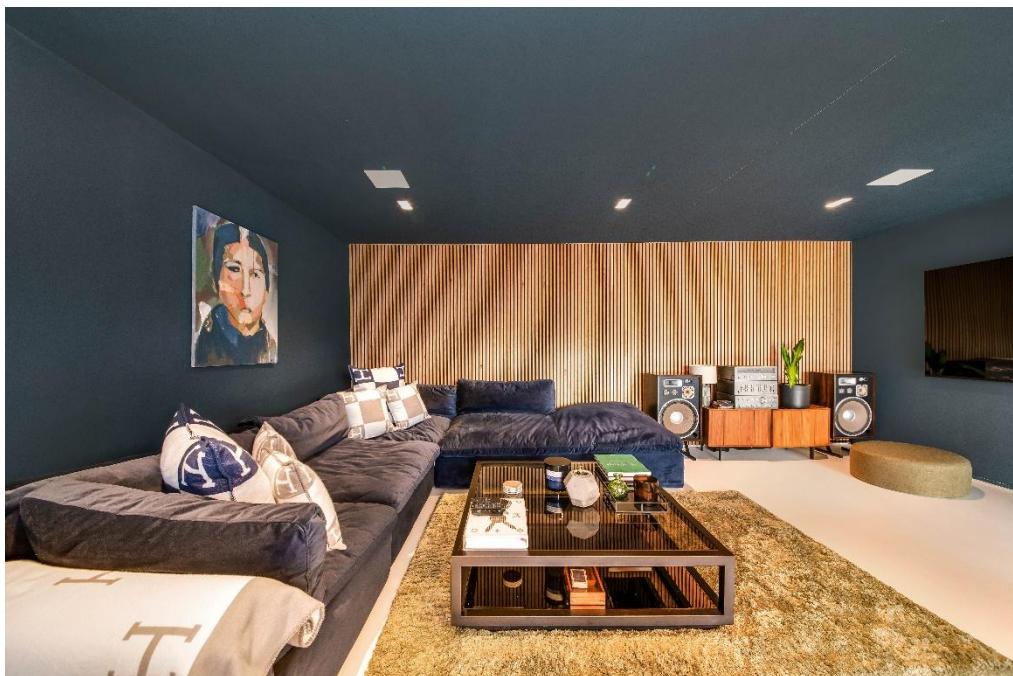
LOBBY

This with glazed walls and glazed roof is a fabulous feature and gives access through to the games room / family room.

GAMES ROOM / FAMILY ROOM

Measurements – 20'10" x 18'8"

A very versatile room equipped with bi-fold doors directly out to the terrace and lovely views out of the gardens and beyond. It has a wide access door and has been created for disabled access if so desired. The room is exceptionally stylish, has provision for wall-mounted TV, fabulous lighting points and a feature wall of timber.



INNER HALLWAY

Returning to the kitchen, a further door leads from the kitchen to an inner hallway. This has a further sink unit, inset spotlight into the ceiling and a doorway gives access to the downstairs w.c.

DOWNSTAIRS W.C.

This is beautifully appointed as the photograph suggests with high specification fittings including low-level w.c. and stylish wash hand basin. There is inset spotlight into the ceiling.

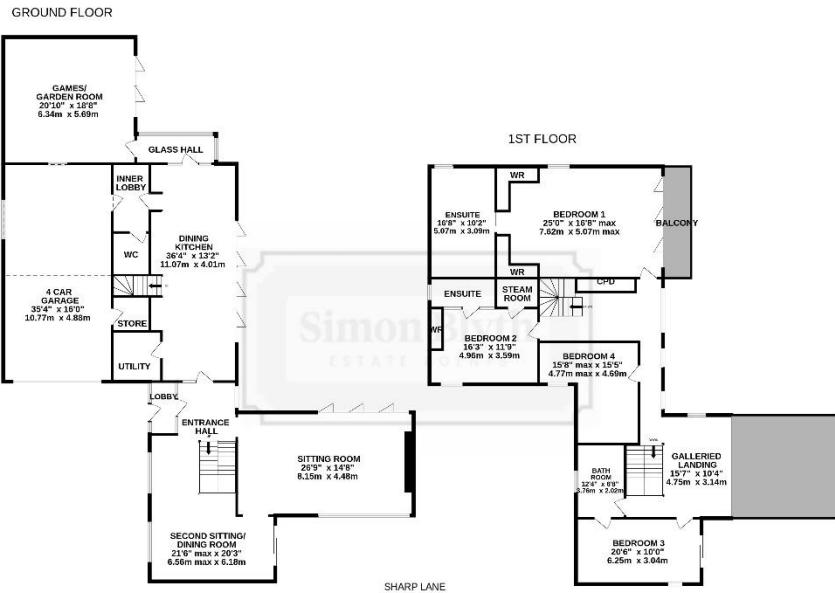


INTEGRAL GARAGE

Measurements – 35'4" x 16'0"

The inner hallway also gives access through to the integral four-car garage. This fabulous showroom style garage has decorated walls, ceiling, fabulous lighting, superb amount of storage cupboards and is accessed by a broad double width, automatically operated up and over door. It should be noted that there is the possibility of dividing this large garage into two, still having a double garage from the garage door but having an internal room, perhaps for further games room or additionally knocking through into the previous games room as described. There is also the likelihood of being able to put a window in the rear wall if further ground floor accommodation is required. Please see floor layout plan with dotted line to demonstrate this option.



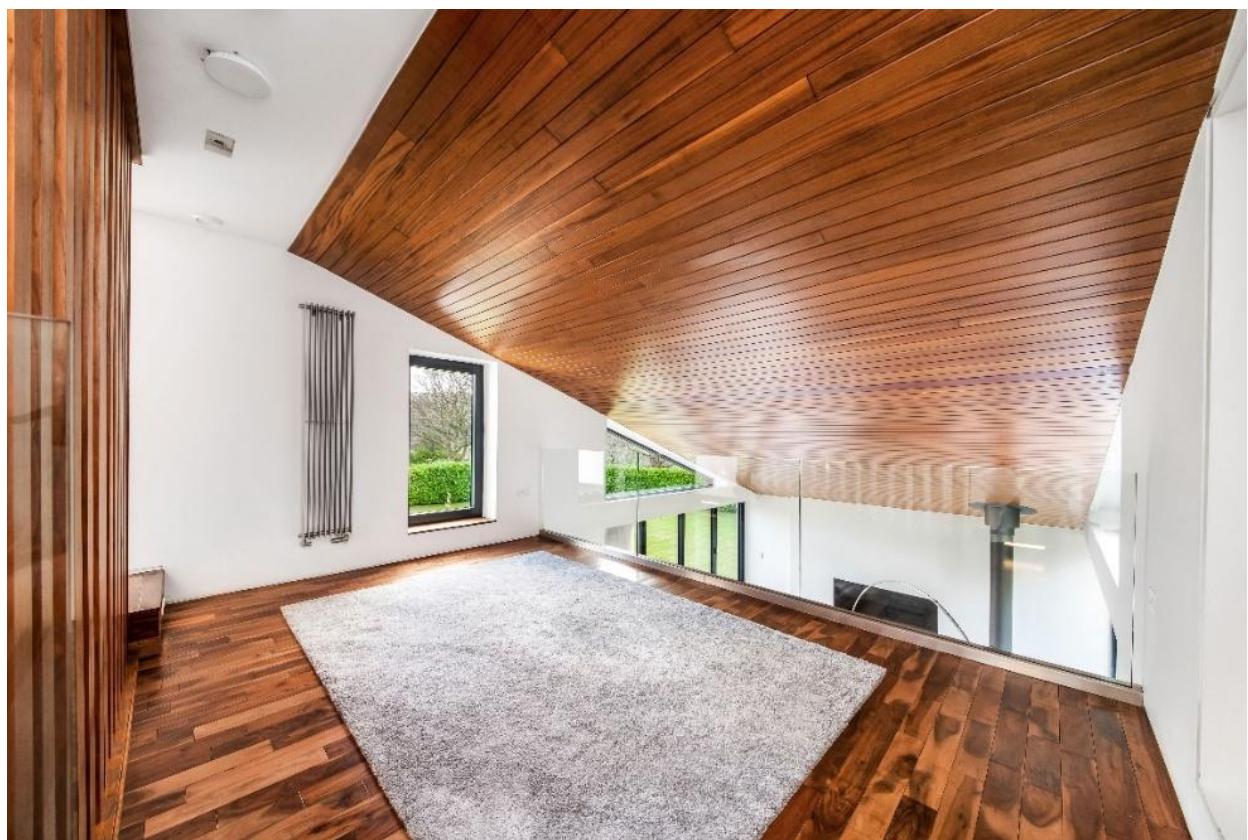


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FIRST FLOOR LANDING

Two staircases rise to the first-floor landing, the principle of which is from the entrance hallway. The secondary is from the kitchen. The first-floor landing, as previously mentioned, is galleried in part and has many spectacular features. There is a home office area being particularly stylish with lighting, good views courtesy of stylish windows and vertical central heating radiator. There is a glazed floor giving views down to the hallway, bank of glazing giving stunning views out over the gardens and up the Woodsome Valley. There's a large amount of storage cupboards, superb lighting and superb glazed lantern above the secondary staircase.





BEDROOM ONE

Measurements – 25'0" x 16'8" max

This beautiful bedroom suite comprises of a stunning bedroom with a wall of glazing, high quality sliding opening door out to the particularly beautiful balcony which overlooks the principal gardens and enjoys an exceptionally private position. The bedroom also has air conditioning, is wired for sound as is most of the home, provision for wall mounted TV, dressing area, stylish array of island unit storage and banks of inbuilt wardrobes to either side. Further glazed window giving a view to the side. The room has stylish central heating radiators. A sliding door leads through to the huge en-suite.



EN-SUITE

Measurements – 16'8" x 10'2"

With beautiful ceramic tile flooring and ceramic tiling up to the full ceiling height, the ensuite bathroom has extremely effective lighting, once again is wired for sound, has a huge wet room style shower, concealed system w.c., twin wash hand basins, and particularly large and impressive bath. There are two vertical chrome heated towel rails, and a window gives a pleasant view out to the side.



BEDROOM TWO

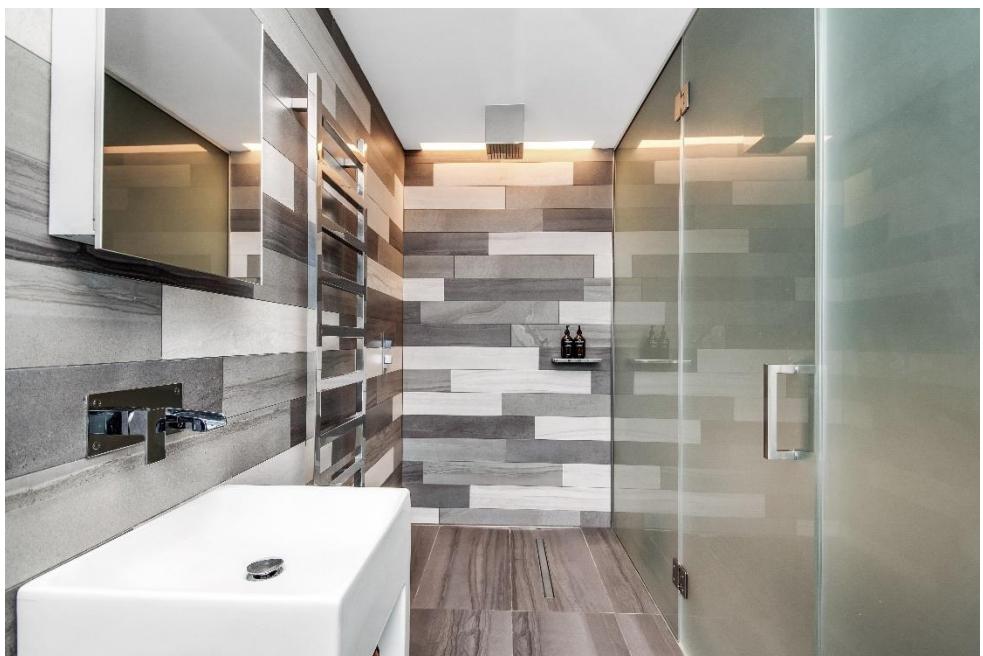
Measurements – 16'3" x 11'9"

A beautiful double room once again, superbly presented with vertical window, vertical central heating radiator and superb lighting. The bank of discreet glazing has a centrally located door which leads through to the en-suite.



EN-SUITE

The en-suite is superbly finished, has ceramic tile flooring, ceramic tile to the full ceiling height, high specification lighting, large obscure glazed window, concealed system w.c., stylish wash hand basin, wet room style shower area, two chrome heated towel rail of a vertical design. A fabulous feature to this room is the steam room, as the photograph suggests, beautifully finished and discreetly located to one corner of the room.



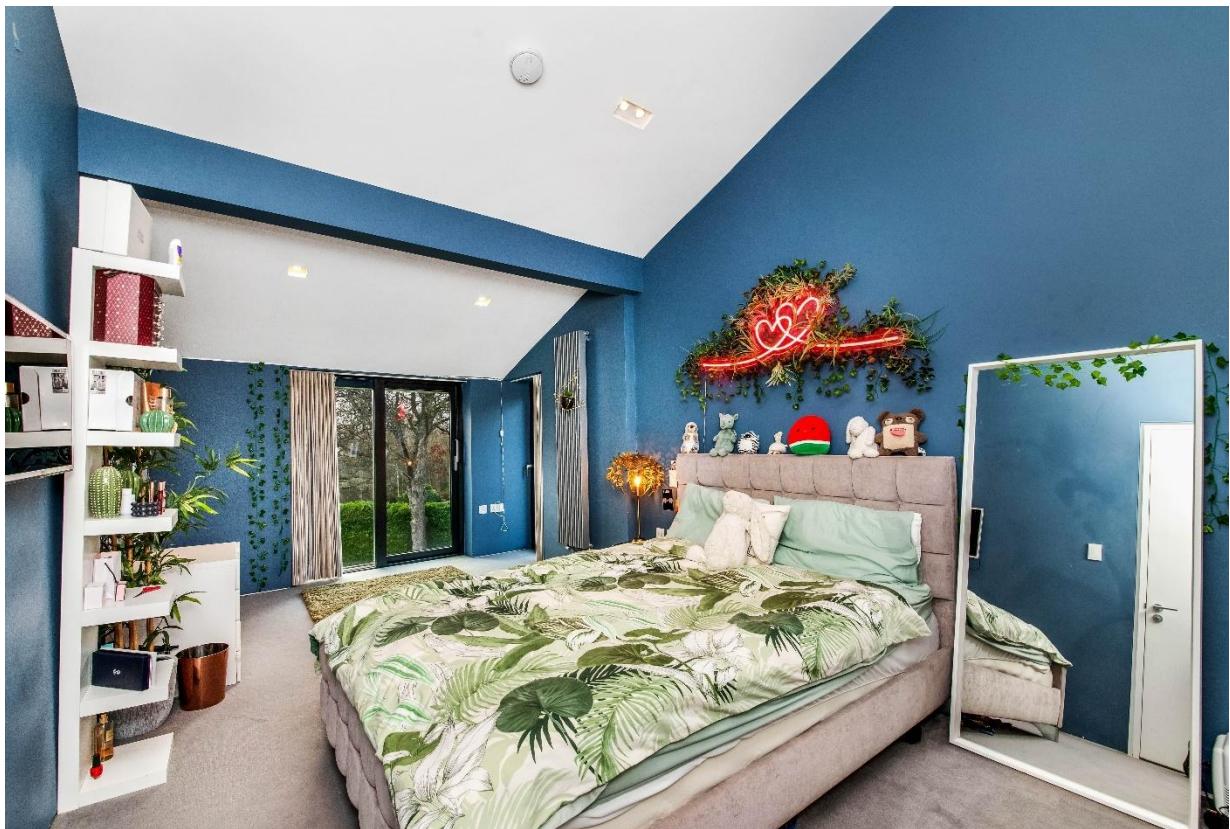
STEAM ROOM



BEDROOM THREE

Measurements – 20'6" x 10'0"

Bedroom three is again a very large and delightful double bedroom with angled ceiling line, good amount of windows, enjoying views out of the gardens and high specification lighting. This bedroom is en-suited through to the house bathroom.



EN-SUITE / HOUSE BATHROOM

The en-suite / house bathroom is beautifully appointed, as the photograph suggests, with a high angled ceiling line, high specification lighting, fabulous full height window, beautiful Roker bath, fixed glazed screen to the shower with superb fittings, wall mounted wash hand basin of Roker manufacture and concealed cistern Roker w.c. The house bathroom physically adjoins bedroom three and en-suite facilities could be adapted to create an en-suite for bedroom four if so desired.



BEDROOM FOUR

Measurements – 15'8" max x 15'5"

Bedroom four is a delightful, interesting room with a high-angled ceiling in part, a vertical window gives a lovely view out over the property's driveway and beyond, vertical central heating radiator, a large amount of inbuilt wardrobes to one wall, including storage cupboards, wardrobes, drawers, display shelving and provision for wall-mounted TV.

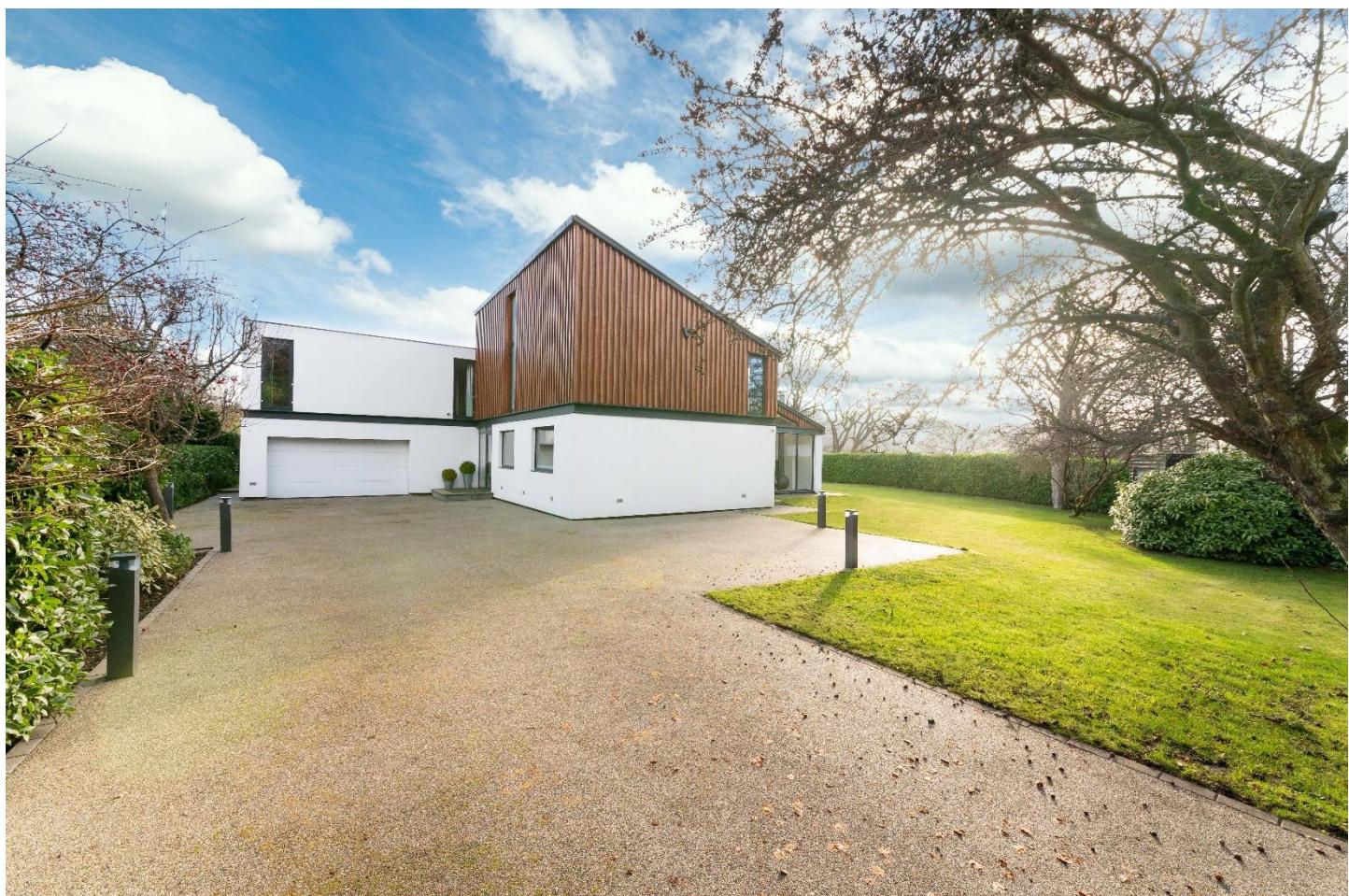


ADDITIONAL INFORMATION

It should be noted the property has linked audio system in the lounge, dining room, games room, kitchen, bedroom one, bedroom one en-suite and steam room. There is smart underfloor heating throughout the ground floor of the property and within the bathrooms on the first-floor level. There is air conditioning in bedroom one and intelligent Seabus lighting throughout.

EXTERNAL

The property stands in a very large and remarkably level plot with well-established boundaries, principally with laurel hedging, providing that good degree of privacy and framing the view out over the woods and valley superbly. Automatic gate leads through to the silicone driveway providing a huge amount of parking and turning space and giving access to the integral quadruple garage.



GARDENS

The gardens, as the photographs suggest, are of relatively low maintenance nature. They have superb pathways stroke terraces that run around the home to the garden side. The garden is largely to lawn with mature hedging. The terraces add to the outdoor entertainment space superbly, as does the position and southerly facing aspect. There is external lighting, CCTV system and all is presented superbly.



ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – TBC

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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