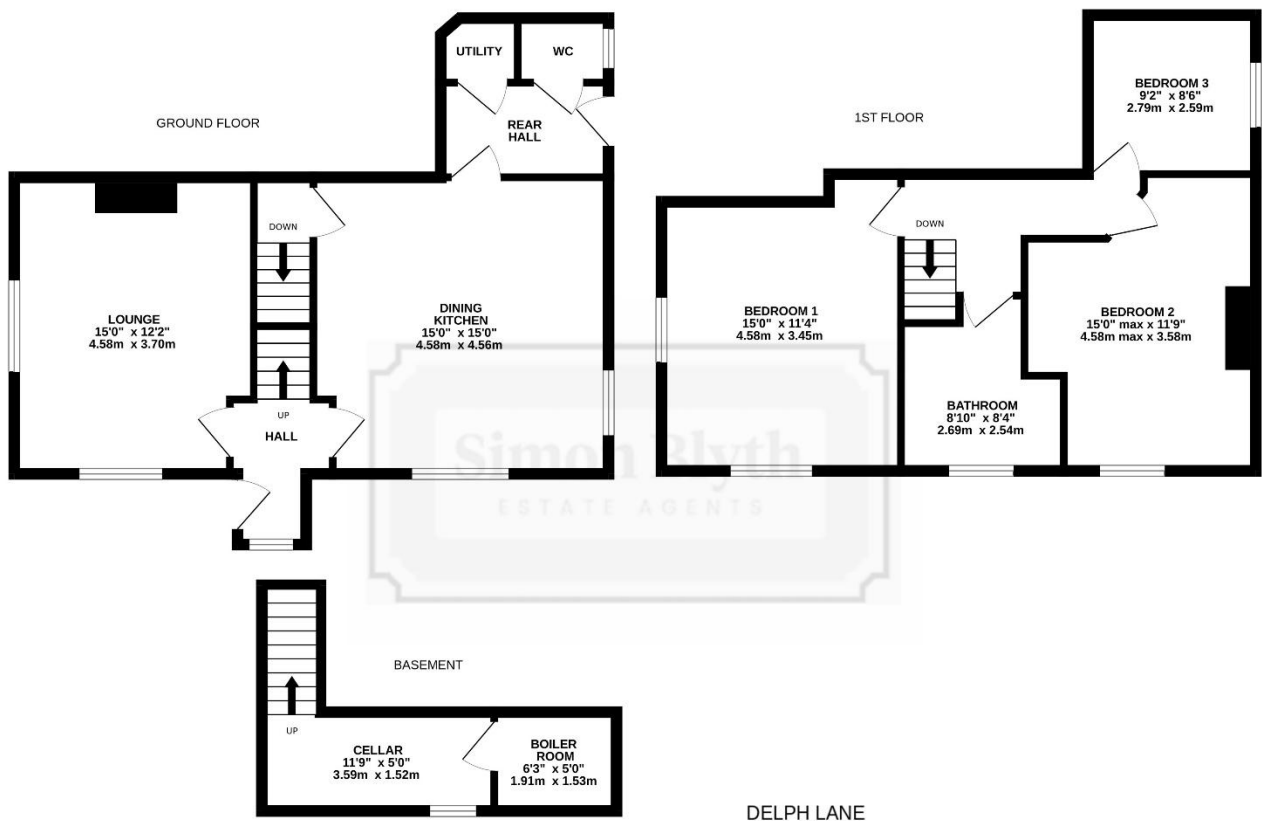


Simon Blyth
ESTATE AGENTS



HILLCREST, DELPH LANE, HUDDERSFIELD, HD4 7HQ



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PROPERTY DESCRIPTION

A SUPERBLY PRESENTED, DOUBLE FRONTED, SEMI-DETACHED FAMILY HOME BOASTING STUNNING VIEWS ACROSS THE VALLEY, OCCUPYING A GENEROUS CORNER PLOT AND WITH A MULTI-PURPOSE DETACHED GARAGE/STUDIO. SITUATED IN THE SOUGHT-AFTER VILLAGE OF NETHERTON, IN CATCHMENT FOR WELL REGARDED SCHOOLING, A SHORT DISTANCE FROM AMENITIES AND IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS. WITH IMMACULATE INTERIOR, MODERN CONTEMPORARY INTERIOR AND THREE DOUBLE BEDROOMS.

The ground floor accommodation briefly comprises of entrance, inner hallway, dual aspect lounge, open plan dining kitchen, rear entrance, utility room, downstairs WC and storm porch to the side elevation. To the first floor there are three double bedrooms and a luxury four-piece house bathroom. Externally there are lawn gardens to the front, to the side is a driveway with turning space providing off street parking for multiple vehicles, the drive then leads to a double detached garage which has converted into a useful home office and hobby room with separately accessed garage store. To the side there is an artificial lawn with fantastic views and a sheltered flagged patio for alfresco dining.

EPC rating: D Council tax: C Tenure: Freehold

Offers Around £325,000

ENTRANCE

Enter the property through a double-glazed composite door with obscure glazed inserts and leaded detailing from the side elevation into the entrance. The entrance has a recessed spotlight to the ceiling, a radiator and a double-glazed window to the front elevation which offers fantastic views across the gardens. A large opening then leads seamlessly into the entrance. The entrance features a central carpeted staircase with wooden handrail and arched corbels above leading to the first floor. There is inset spotlighting to the ceiling, attractive tiled flooring with underfloor heating and doors that provide access to the lounge and the open plan dining kitchen.



LOUNGE

Measurements – 15'0" x 12'2"

As the photography suggests, the lounge enjoys a wealth of natural light which cascades through the dual aspect double glazed windows to both the front and side elevations. There is a fabulous high ceiling with decorative cornicing, plate rail and ornate ceiling rose with ceiling point. There is a radiator and the focal point of the room is the electric fireplace with a decorative mantel and surround. The window to the front elevation, again taking full advantage of the elevated position of the property with superb views across the valley.



OPEN PLAN DINING KITCHEN

Measurements – 15'0" x 15'0"

The attractive tiled flooring with underfloor heating continues through into the open plan dining kitchen, which again enjoys a great deal of natural light with dual aspect windows to the front and side elevations. There is inset spotlight into the ceiling, two radiators and doors provide access to the rear entrance and enclose the staircase descending to the lower ground floor. The kitchen features an array of fitted wall and base units with high gloss handle-less cupboard fronts and with complimentary work surfaces over, which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with high quality built-in appliances, including a Lamona five ring gas hob with canopy style cooker hood over and a built-in Lamona fan assisted oven. There is an integrated fridge and freezer unit and an integrated dishwasher. The kitchen features a matching upstand to the work surface and high gloss brick effect tiling to the splash areas. There is under unit lighting, soft closing doors and drawers and the windows, again to the front and side elevations, both provide open aspect views with the window to the side overlooking the gardens and with superb views across the valley.





REAR ENTRANCE

Utilised as the everyday entrance, there is a double-glazed composite door with obscure glazed inserts and leaded detailing to the side elevation. There is part carpeted and part tiled flooring, inset spotlighting to the ceiling, a radiator and doors provide access to the downstairs w.c. and utility.



UTILITY

The utility room features plumbing and provisions for an automatic washing machine with a work surface over and space for a tumble dryer. There is inset spotlight into the ceiling and an extractor vent.

DOWNSTAIRS W.C.

The downstairs w.c. features a modern contemporary two-piece suite which comprises broad pedestal wash hand basin with chrome monobloc mixer tap and a low-level w.c. with push-button flush and withlent attachment. There is attractive tiled flooring and contrasting tiling to the walls and splash areas, a chrome ladder style radiator, inset spotlight into the ceiling and a double-glazed window to the side elevation.



LOWER GROUND FLOOR

Measurements – 11'9" x 5'0"

At the cellar head, there is a wall light point and fitted shelving with space for coats and shoes. A stone staircase then descends to the lower ground floor, which is a great space for storage and has lighting and power in situ, fitted shelving, and with recessed stone niches. There is the original stone keeping table, a bank of windows providing natural light, and a cottage style door then gives access to the boiler room. The boiler room has lighting and power in situ, fitted shelving and houses the wall mounted combination boiler.



FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first-floor landing, which has doors providing access to three well-proportioned bedrooms and the bathroom. There is inset spotlighting to the ceiling, a wooden banister with spindle balustrade over the stairwell head, and a loft hatch gives access to a useful attic space.



BEDROOM ONE

Measurements – 15'0" x 11'4"

As the photography suggests, bedroom one is a particularly light and airy double bedroom with dual aspect windows to both the front and side elevations. The window to the side having a fabulous open aspect view over rooftops towards Castle Hill, and the window to the front elevation offering superb far-reaching views right across the valley as far as the eye can see. There is a tall ceiling with inset spotlighting and radiator.



BEDROOM TWO

Measurements – 15'0" max x 11'9"

Bedroom two again is a generous proportioned double bedroom which has ample space for freestanding furniture with a double-glazed window to the front elevation again with panoramic open aspect views over rooftops across the valley. There is decorative coving to the ceiling, inset spotlighting, a radiator and a useful fitted storage cupboard over the entrance door for additional storage.



BEDROOM THREE

Measurements – 9'2" x 8'6"

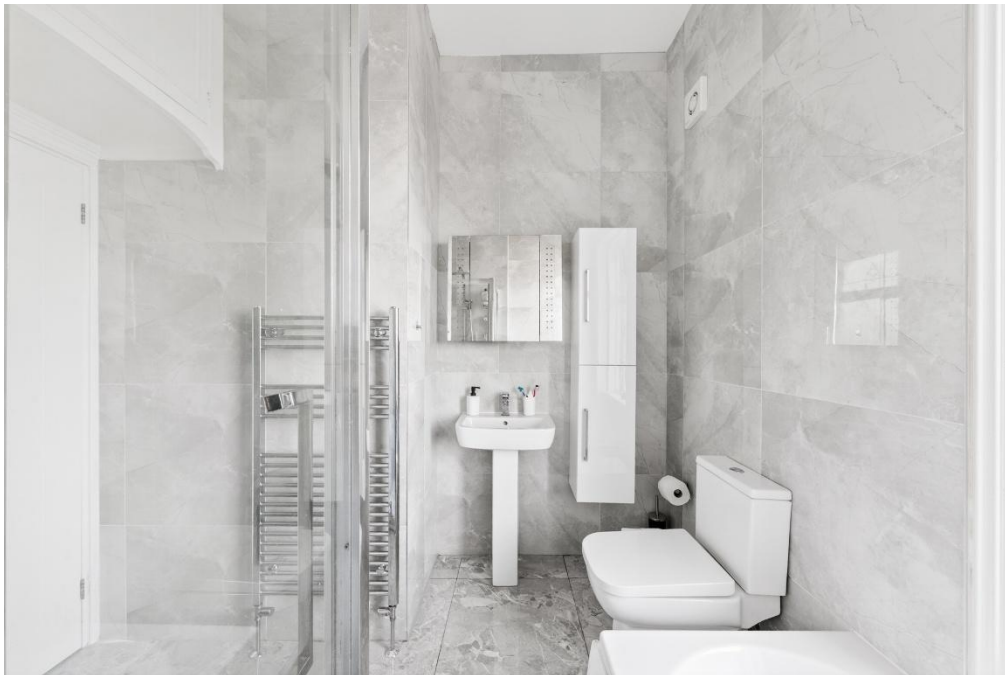
Bedroom three can accommodate a double bed with ample space for freestanding furniture. There is a double-glazed window to the side elevation with a fabulous woodland outlook, inset spotlighting to the ceiling and a radiator.



HOUSE BATHROOM

Measurements – 8'10" x 8'4"

The house bathroom features a luxurious modern contemporary four-piece suite, which comprises fixed frame shower cubicle with thermostatic rainforest shower head and with separate handheld attachment, a panel bath, broad pedestal wash hand basin with chrome monobloc mixer tap and a low level w.c. with push button flush. There are attractive tiled walls and contrasting tiled flooring, inset spotlighting to the ceiling, a chrome ladder style radiator, extractor vent and a double-glazed window with obscure glass to the front elevation. Additionally, there is a useful storage cupboard over the entrance door.



EXTERNAL

Externally to the front, the property features two lawn areas at either side with mature hedged boundaries. There is an attractive rockery and a pathway leading two steps by the front door. The main portion of the gardens and the driveway are located at the side of the property with a tarmacadam driveway providing off-street parking for multiple vehicles and allowing ample turning space which leads to the detached double garage. There is an external tap and a storm porch by the everyday entrance door which has a double-glazed window to the side elevation, external up and down light and Indian stone flagged flooring. The gardens then extend to the side of the double garage with a fabulous artificial lawn area and with fenced boundaries for privacy. With this area being particularly elevated it takes full advantage of super views across the valley and then a pathway leads behind the garage onto a flagged patio, which is particularly sheltered and private, takes advantage of the views and has an external security light and part walled and part fenced boundaries.







DOUBLE GARAGE / STUDIO

The double garage / studio has been converted into a multi-purpose and functional space, which is utilised as a home office / recreational area. There is a double-glazed pedestrian access door with adjoining window to the front elevation, high quality flooring, inset spotlighting and a bank of windows to the side elevation. There is a wall mounted electric heater and double-glazed sliding patio doors to the rear elevation providing access to the patio. The studio / garage is a most useful and versatile space and could be utilised for running a business, recreational use or a hobby room.





GARAGE STORE

The garage store features a up and over door. There is lighting and power in situ and a double-glazed window with obscure glass to the side elevation.

ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – C

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.

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Monday to Friday - 8.45 to 17:30

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