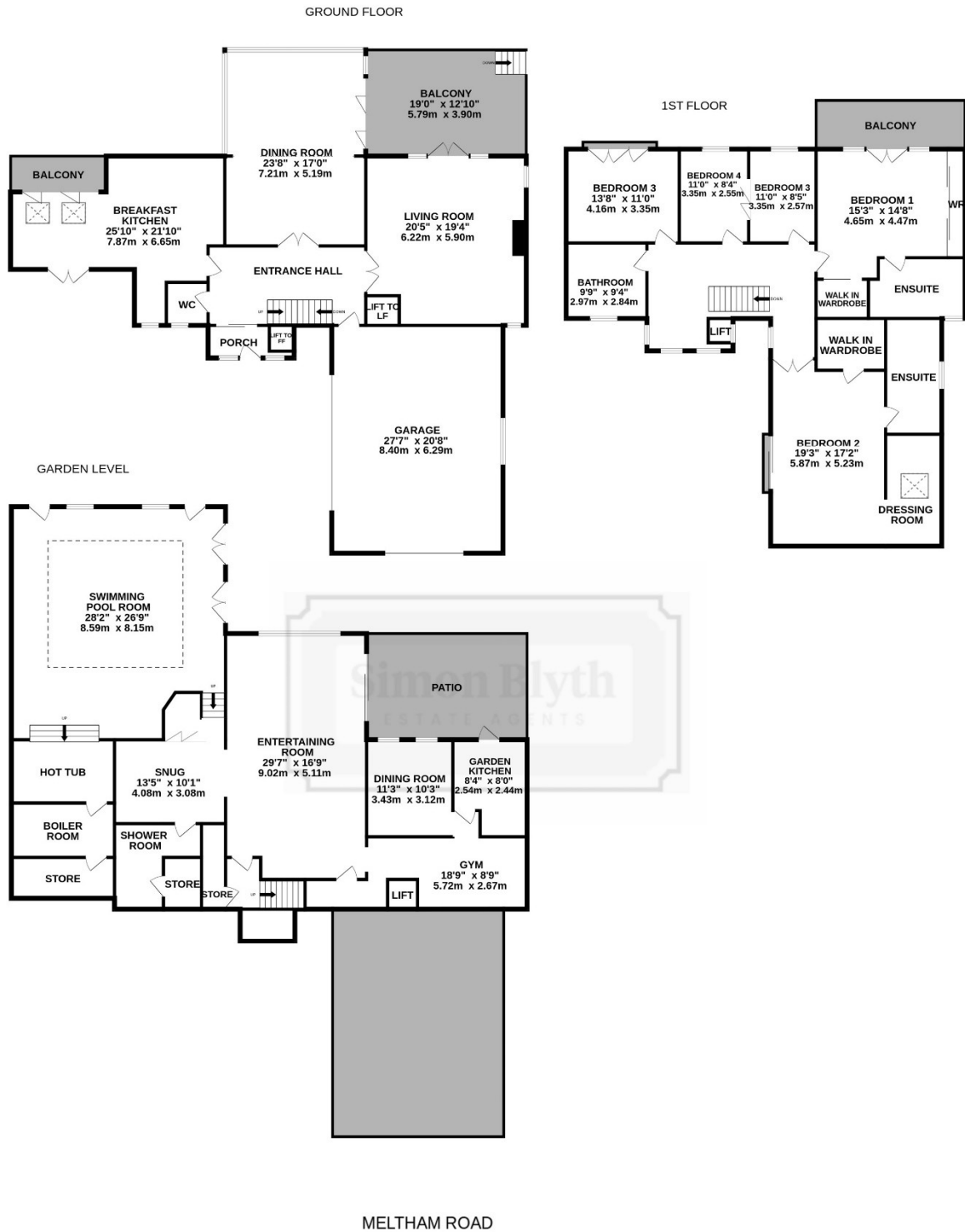




**363 Meltham Road, Netherton, Huddersfield, HD4 7EH**



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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## PROPERTY DESCRIPTION

Constructed circa 1997 by premier local house builder David Peaker for his own occupation and updated in more recent years by the previous and current owners, this fabulous home extends to nearly 4000 square feet of living, entertaining and leisure space and ideal for an extended family.

The accommodation is arranged over 3 floors with stairs or lifts giving access to each and together with stunning far-reaching views which can be enjoyed both internally or externally from various balconies.

The garden level accommodation is a paradise for kids and adults alike with a large entertaining area, gym with lift to ground floor, sauna, shower room, snug, heated indoor swimming pool, hot tub area, garden kitchen and dining room. To the ground floor there is an entrance vestibule with lift to first floor, reception hall, cloaks/w.c., living room with lift to garden level, dining room and sun lounge and fitted breakfast kitchen. To the first floor a landing (with lift to ground floor) leads to five bedrooms (two en-suite) and family bathroom.

Externally there is an electric gated driveway and integral double garage with gardens extending to over half an acre with lovely views beyond.

**Offers Around £1,050,000.**

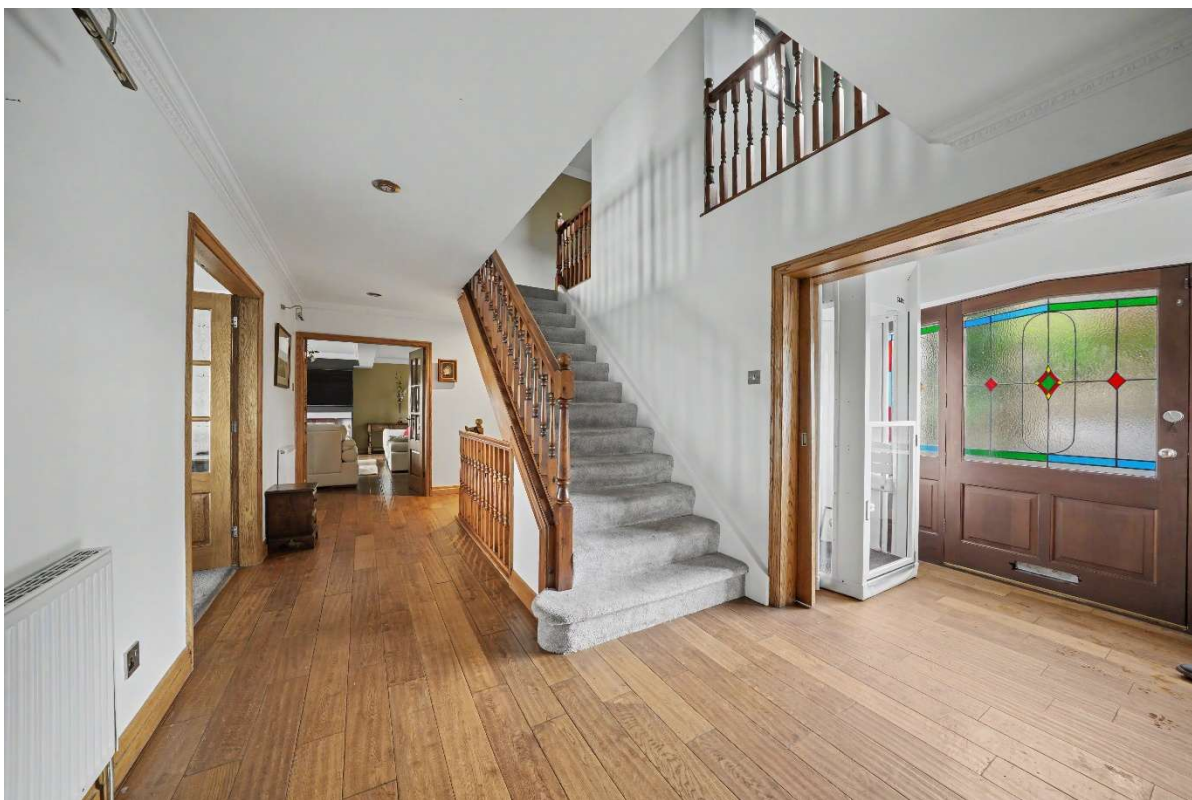
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## GROUND FLOOR

A timber panelled and frosted double glazed door opens into an entrance vestibule, this has an inset LED downlighter, diamond leaded arched double-glazed window to the side elevation, central heating radiator, oak flooring and lift rising to the first floor. There are twin oak and bevelled glass pocket doors open into the entrance hall.

## ENTRANCE HALL

With inset LED downlighters, ceiling coving, two central heating radiators, oak flooring, there is a courtesy door to the garage and with staircase rising to the first floor and beneath this a staircase leads to the garden level accommodation. From the hallway access can be gained to the following rooms: -



## DOWNSTAIRS W.C.

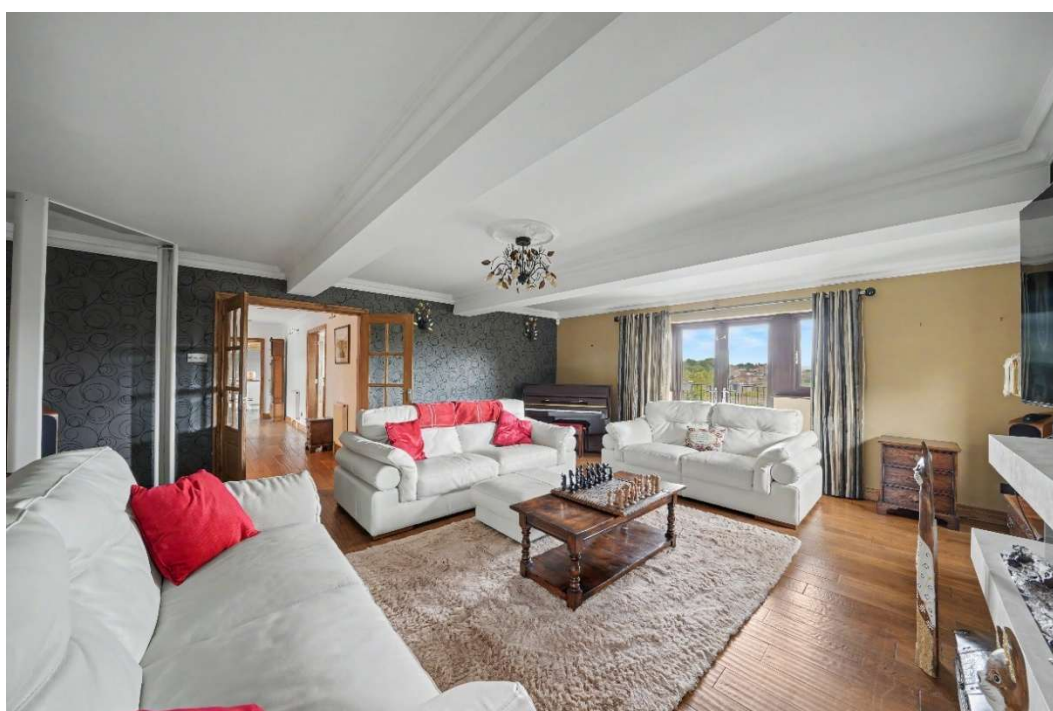
Measurements- 3'6" x 5'0"

With an automated light, tiled walls to dado height, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising wall hung rectangular hand wash basin with chrome mono bloc tap and wall hung low flush W.C. with concealed cistern.

## LIVING ROOM

*Measurements- 20'10" x 19'4"*

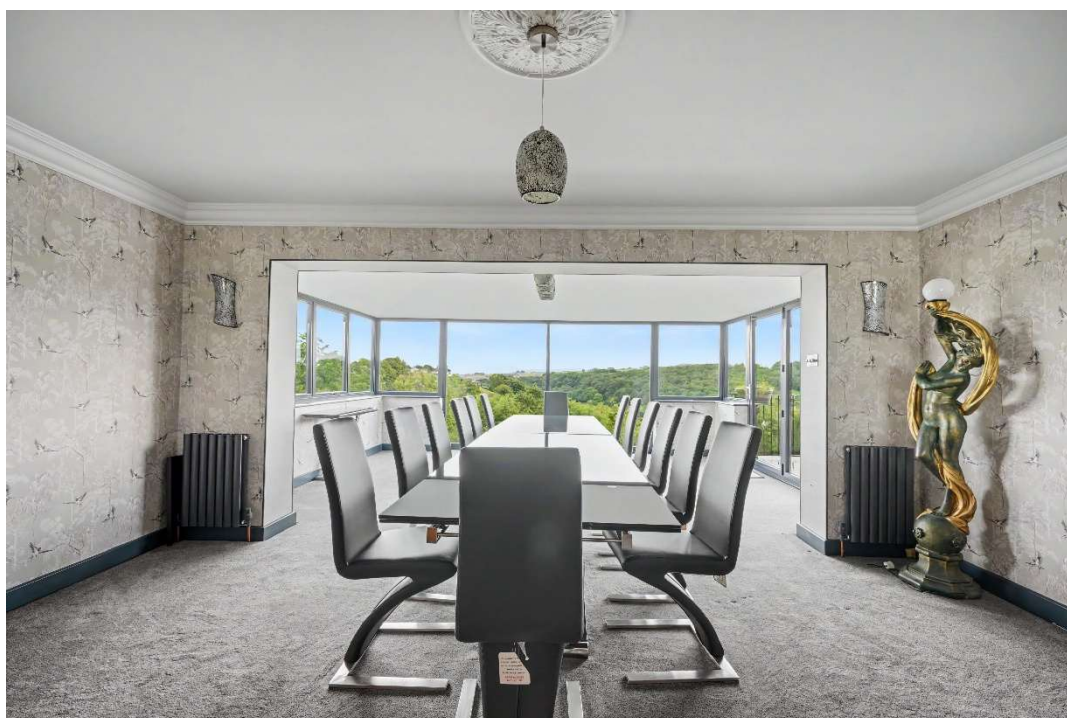
A beautifully proportioned principal reception room with windows to three elevations together with uPVC double glazed French doors opening out onto a partly covered balcony with stone flagged floor and stunning far reaching open views, from the balcony there are steps leading down to the garden. The living room has decorative ceiling rose with ceiling light point, ceiling coving, four wall light points, two central heating radiators, oak flooring and as the main focal point of the room there is a contemporary log effect gas fire within the chimney breast. In one corner a lift leads down to garden level.



## DINING ROOM

Measurements- 23'8" x 17'0"

As the dimensions indicate this is a particularly spacious room which has aluminium sealed unit double glazed windows to rear and side elevations including floor to ceiling and three section bi-fold doors opening onto one of the balconies. This has been designed to make the most of some stunning far reaching rural views over fields and woodland. There are two ceiling light points, four wall light points and two central heating radiators and a gas wall heater.



## BREAKFAST KITCHEN

*Measurements – 26'10" x 21'0 maximum*

Once again as the dimension indicate this is a particularly spacious room flooded with natural light from windows, patio doors and bi fold doors with the latter leading out onto a small balcony which once again enjoys stunning far reaching open views. There are inset LED downlighters to one section with another section having a pitched roof with a beamed ceiling and angled spotlights, two electrically operated Velux double glazed windows providing additional natural light, there is tiled flooring with under floor heating and an extensive range of cream shaker style base and wall cupboards, drawers, these are complimented by brushed stainless steel handles with overlying granite worktops and inset one and a half bowl sink with brushed stainless steel mixer tap, there is a glazed display cupboard with glass shelving and downlighters, pull out larder, integrated bin, carousel unit, 2 integrated Bosch dishwashers, Siemens electric double oven, steam oven, combination oven and twin warming drawers. The island unit incorporates a host of drawers and cupboards, inset sink with Quooker instant boiling water, there is a Siemens four ring induction hob with adjacent griddle and De Dietrich automated extractor fan. The island unit also extends to form a breakfast bar. In addition there is a cupboard concealing plumbing for automatic washing machine with space for tumble dryer above. The second smaller island unit comprises cupboards and brushed stainless steel wine cooler.





## GARDEN LEVEL

At the foot of the stairs there is a small lobby with central heating radiator, inset LED downlighter, a door gives access to a useful store and to the right of this a door opens into the snooker room.

## ENTERTAINING ROOM

*Measurements- 29'7" x 16'9"*

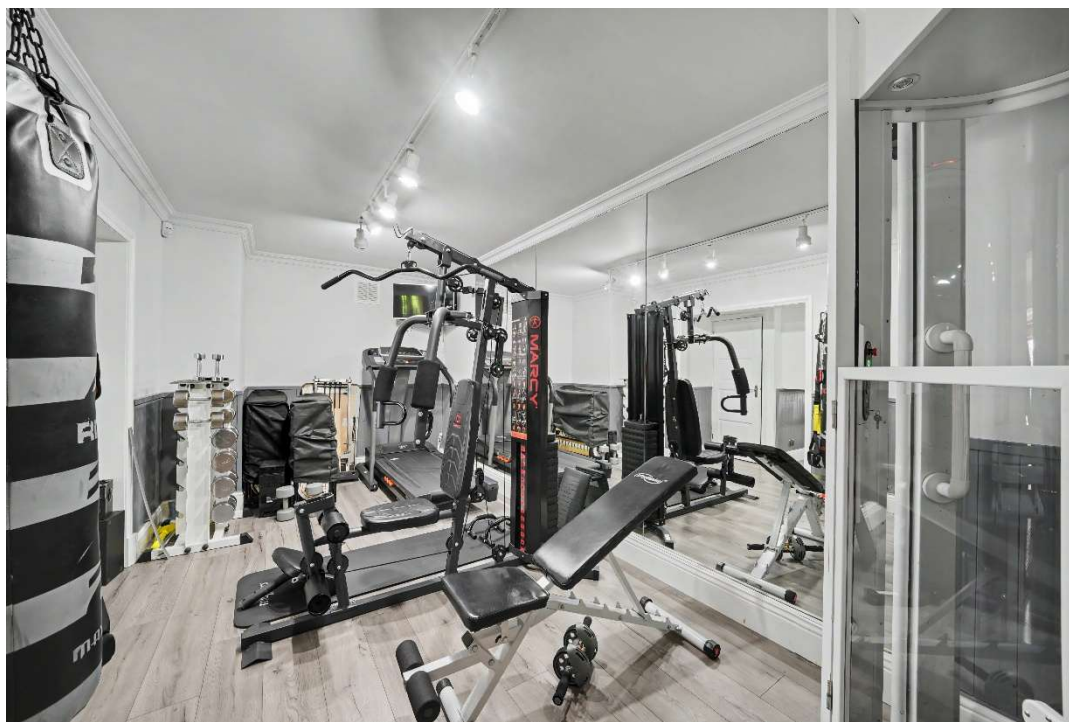
A large multi-purpose room which is open to one side to the snug and has large uPVC double glazed windows looking out over the garden and with stunning far-reaching views beyond, to one side there are sliding patio doors which lead to a covered stone flagged balcony. The entertainment room has a number of inset LED downlighters, ceiling light point, wall light points, ceiling coving and central heating radiator.



## GYM

Measurements – 18'9" x 8'9"

With ceiling light point, ceiling coving, lift to one corner rising to the ground floor, there are a bank of fitted floor to ceiling mirrors, central heating radiator, laminate flooring and from here access can be gained to the dining room.



## DINING ROOM

Measurements – 11'3" x 10'3"

With sealed unit double glazed windows, ceiling light point, there are a bank of fitted floor to ceiling mirrors, central heating radiator and laminate flooring.



## **GARDEN KITCHEN**

*Measurements- 8'4" x 8'0"*

With a ceiling light point, tiled floor and fitted with a range of cream base and wall cupboards, drawers, overlying oak worktops with tiled splashbacks, inset circular stainless steel sink with chrome mixer tap, there is a four ring halogen hob with stainless steel and curved glass extractor hood over, electric double oven, integrated dishwasher and with door giving access to the garden.

## **SNUG**

*Measurements- 13'5 x 10'10"*

As mentioned earlier this is open plan to the snooker room and has a ceiling light point, ceiling coving, to one side a door gives access to a sauna and shower room and opposite this there are sliding patio doors leading to the swimming pool.

## **SAUNA AND SHOWER ROOM**

### **SAUNA**

*Measurements- 4'5" x 5'10"*

### **SHOWER ROOM**

*Measurements- 8'8" x 5'7"*

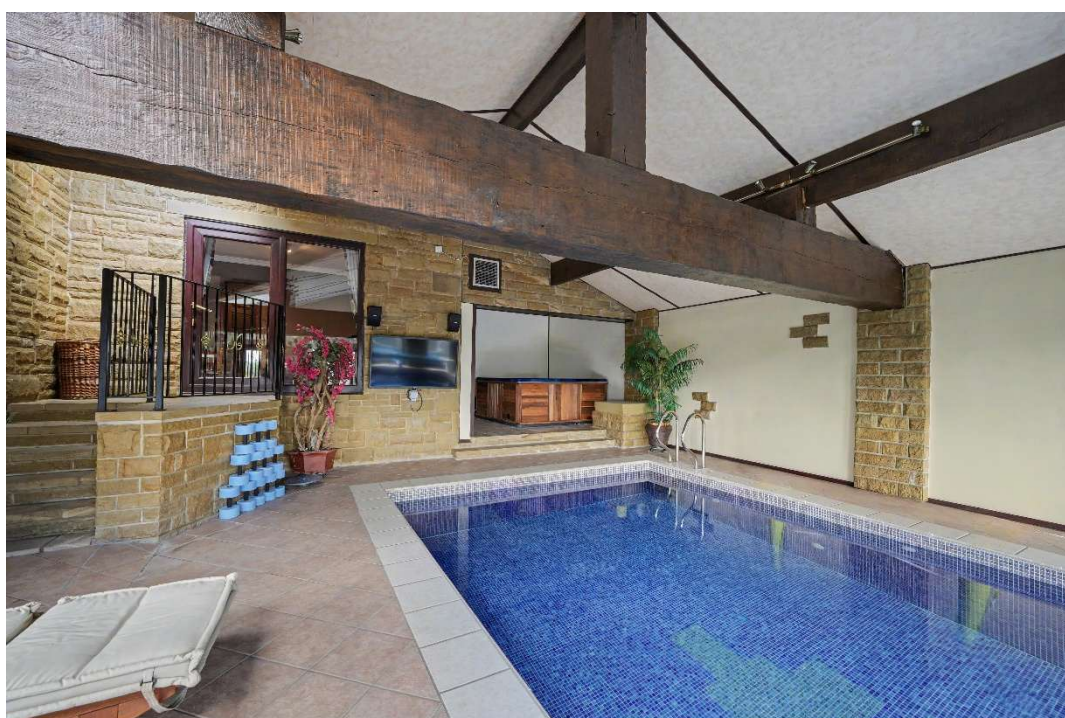
With majority tiled walls, tiled floor, ceiling light point, extractor fan, chrome ladder style heated towel rail, shaver socket and fitted with a suite comprising pedestal wash basin with chrome mono bloc tap, low flush W.C. and corner shower cubicle with glazed door and chrome shower fitting incorporating fixed shower rose and separate hand spray.



## POOL ROOM

*Measurements – 28'2" x 26'8"*

This has a pitched ceiling with exposed timbers, there are two Velux double glazed windows whilst around the pool there are a bank of large picture windows, doors and French doors, all of which fill this area with lots of natural light. There is exposed stonework, numerous angled spotlights, tiled flooring and incorporating the swimming pool which measures 22' x 12'10". To the rear of the pool room there is a hot tub area which is 11' x 10'10", once again this has a tiled floor, there are angled spotlights and from here there is a door giving access to the boiler room and a storeroom.



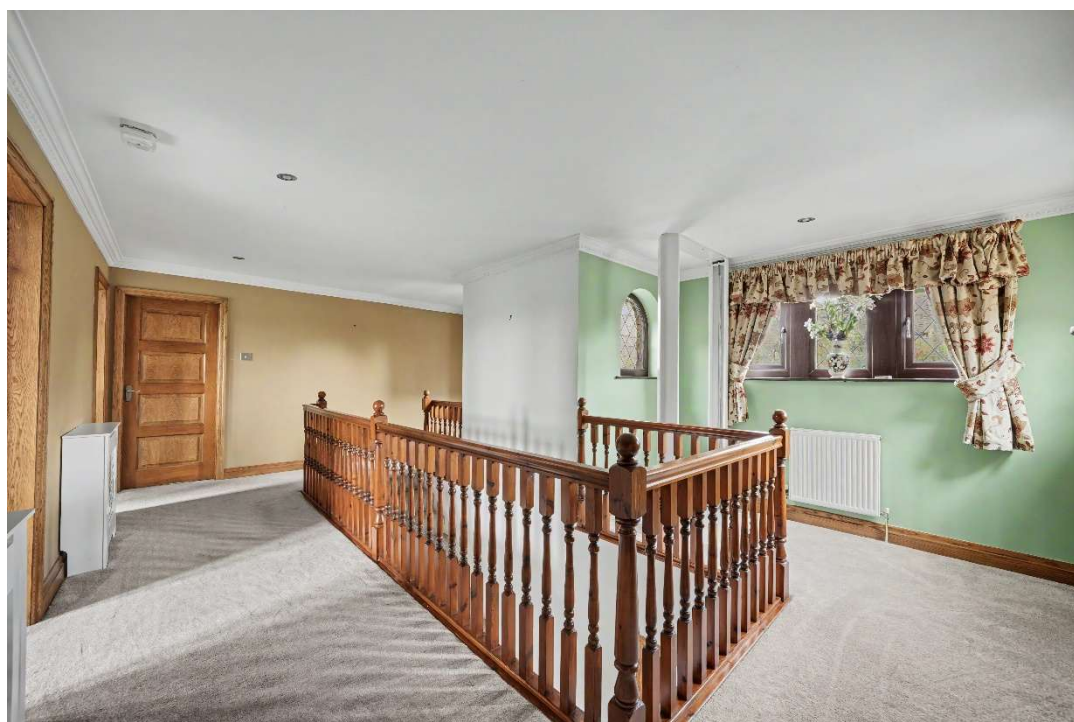
## BALCONY OFF POOL ROOM



## FIRST FLOOR

### GALLERIED LANDING

With spindled balustrade, inset LED downlighters, ceiling coving and having four sets of diamond leaded double-glazed windows, there are three central heating radiators and from the landing access can be gained to the following rooms: -



## MASTER BEDROOM

*Measurements- 14'8" x 15'3"*

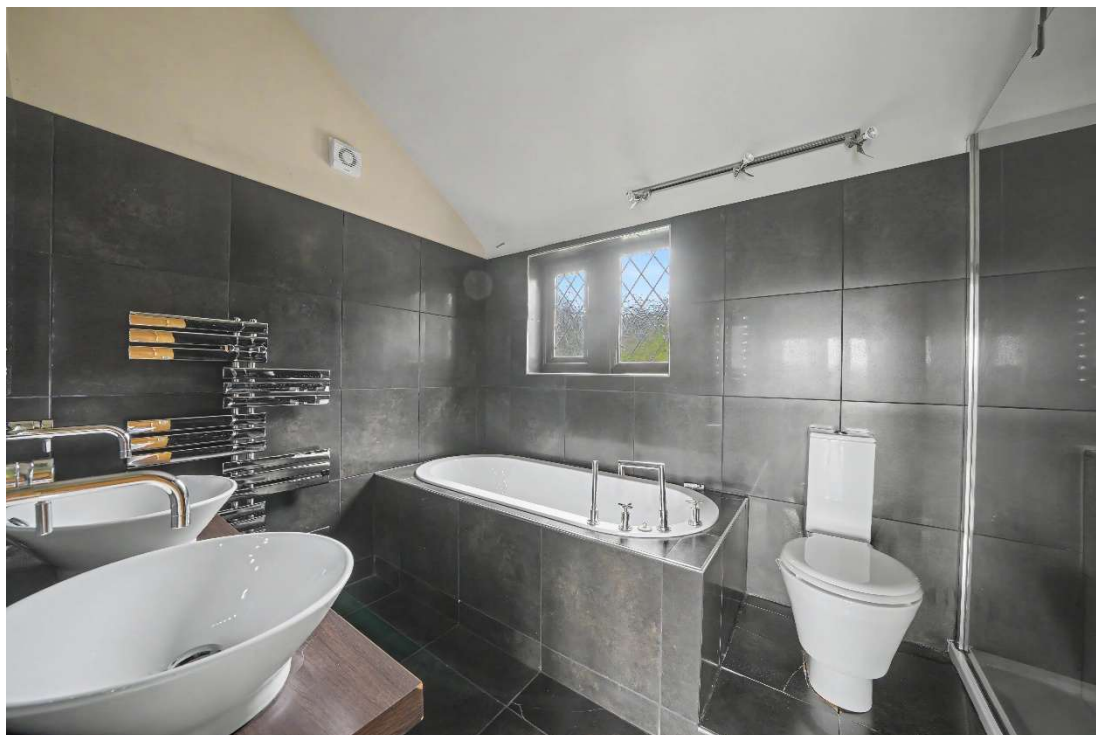
This lovely double room has a ceiling light point, angled spotlights, vertically hung chrome radiator and uPVC double glazed windows and French doors which open out onto a small semi-circular balcony with wrought iron balustrade and from here there are beautiful far reaching panoramic views. To two elevations there are three sets of twin panelled sliding doors giving access to fitted walk in wardrobes, there is also a door giving access to an en-suite bathroom.



## EN-SUITE BATHROOM

*Measurements- 11'7" x 7'3"*

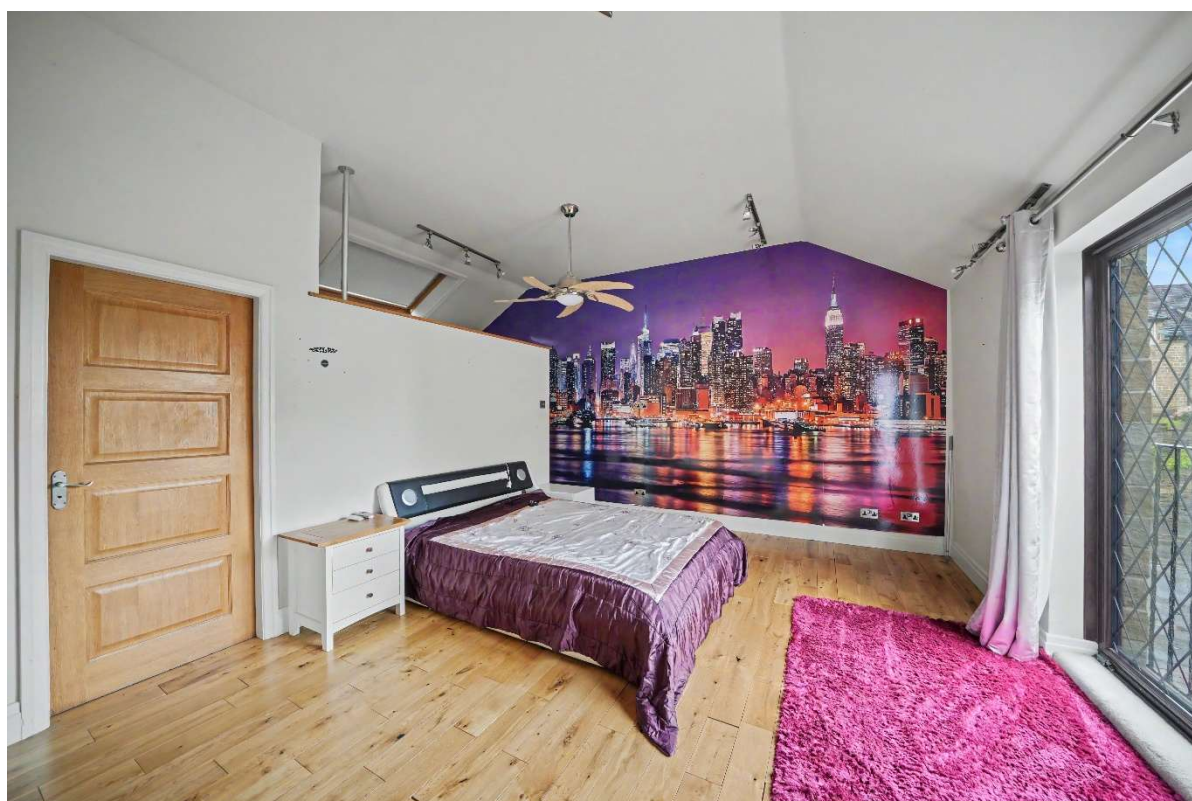
With angled spotlights, extractor fan, majority tiled walls, tiled floor, chrome heated towel rail and fitted with a suite comprising bath with tiled surround and chrome mixer tap together with separate hand spray, there are twin hand wash basins mounted to a timber plinth with chrome mono bloc taps over and above each tap are bevelled mirrors with inset automated LED lights, there is under floor heating glass display shelving with downlighter, shaver socket, low flush W.C. and large walk-in shower with glazed panel and chrome shower fitting incorporating fixed shower rose and separate hand spray.



## BEDROOM TWO

*Measurements- 19'3" x 17'2" overall*

A large double room with sliding double glazed patio doors with Juliet balcony, there is a Velux double glazed window, oak flooring, central heating radiator and to one side there is a dressing area with fitted cloaks rail, shelving and drawers. There is also a walk-in wardrobe and a door giving access to an en-suite shower room.



### EN-SUITE SHOWER ROOM

*Measurements- 10'4" x 6'2"*

With a Velux double glazed window, frosted double glazed window, extractor fan, majority tiled walls, tiled floor, chrome heated towel rail and fitted with a suite comprising double ended bath with tiled surround together with chrome mixer tap and separate hand spray, vanity unit incorporating wash basin with mirror and glass shelving above, storage cupboard and pelmet downlighters, low flush W.C. and corner shower cubicle with chrome shower fitting.



### BEDROOM THREE

*Measurements- 13'9" x 11'0"*

This double room has a bank of uPVC double glazed doors which provide plenty of natural light, they open onto a small balcony and with stunning far reaching panoramic views beyond. There is a ceiling light point, angled spotlights and oak flooring.



## BEDROOM FOUR

*Measurements- 11'0" x 8'6"*

This is situated adjacent to bedroom number three and enjoys a similar aspect through a uPVC double glazed window, there is a ceiling light point, central heating radiator and with twin bi-fold doors to one side giving access to bedroom number five.



## BEDROOM FIVE

*Measurements- 11'0" x 8'5"*

As mentioned previously, this is connected to bedroom number four although there is also a door from the main hallway. There are lovely views through a uPVC double glazed window, ceiling light point, loft access and central heating radiator.



## **FAMILY BATHROOM**

*Measurements- 9'4" x 9'9"*

With angled spotlights, double glazed windows, extractor fan, majority tiled walls, tiled floor, chrome vertically hung radiator and fitted with a suite comprising vanity unit incorporating wash basin with chrome mono bloc tap, low flush W.C. with concealed cistern, free standing bath with chrome mono bloc tap and separate hand spray and walk in shower with glazed panels and chrome shower fitting incorporating fixed shower rose and separate hand spray.



## OUTSIDE

### PARKING

The property is approached through twin stone gateposts with twin timber and braced electric gates opening onto a tarmac driveway which provides off road parking for a number of vehicles as well as giving access to the garage.

### DOUBLE GARAGE

*Measurements- 27'7" x 20'5"*

This has an electric up and over door, there is a further roller door to the rear elevation, window to the side elevation, power, light, wall mounted gas fired central heating boiler, cold water tap, central heating radiator and courtesy door to the hallway.

### GARDENS

Gardens to the property are located to the rear and with a covered balcony which can be accessed from either the garden kitchen or entertainment room, this has a stone flagged floor, inset LED ceiling downlighters and wrought iron balustrade with an open tread staircase rising to the balcony which is accessed from either the living room or dining room. Beyond the covered balcony there is a lawned garden with planted trees and shrubs. There is an area of decking beyond the swimming pool which has privacy screening and composite decking and once again enjoys some fabulous far-reaching views and has a useful covered storage area beneath. At the foot of the lawned there is a dry-stone wall and to the right-hand side of this there is a further section of garden which continues across the rear of neighbouring properties, with a five-bar timber hand gate part way down and with a wooded aspect beyond. Beyond the dry-stone wall there is a further garden area which is bordered by woodland.

To the side of the covered balcony there are steps leading up the side of the property where there is a single electric roller door giving access to the double garage and the steps and pathway lead around to the front of the property.







### **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system courtesy of 3 boilers and these are for the pool, living area and bedrooms.

Double glazing- The property is part double and part triple glazed.

Alarm- The property is fitted with a security alarm.

Property tenure – Freehold

Solar Panels- Generating a healthy income.

### **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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