

**Simon Blyth**  
ESTATE AGENTS



**BLUEBELL VIEW, BLUEBELL MEADOWS, OFF WESLEY AVENUE, NETHERTHONG, HOLMFIRTH**



GROUND FLOOR



FIRST FLOOR

## PROPERTY DESCRIPTION

Bluebell View is a spectacular five-bedroom detached family home, set within the sought-after Bluebell View development and occupying a prominent position within this exclusive development. Once complete, the property will offer generous and beautifully designed accommodation, finished to an exceptional standard throughout.

The impressive galleried hallway will set the tone for the home, showcasing both space and style from the moment you enter. The ground floor is designed to include a downstairs W.C., study/home office, a spacious lounge, and a superb open-plan dining/living kitchen featuring full bi-fold doors opening onto the rear garden. A separate utility room further enhances practicality and convenience.

To the first floor, the home is planned to offer five well-proportioned bedrooms, four of which are doubles. Bedroom two is designed with its own en-suite, while the principal bedroom will benefit from a dedicated dressing room and luxurious en-suite bathroom, creating a private and refined retreat.

Externally, the property has a good-sized driveway and an integral double garage, providing ample parking and storage. Internally, the home is designed to a very high specification, including underfloor heating to the ground floor, contemporary finishes, and energy-efficient features throughout.

Bluebell View has been carefully considered for modern, energy-conscious living and is designed to achieve an A-rated Energy Performance Certificate. This ensures a home that will offer enhanced comfort, improved energy efficiency, and reduced running costs, while also supporting lower environmental impact.

EPC: A

Council Tax Band: F

Tenure: Freehold

**OFF PLAN Discount Offers around £720,000**

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### ENTRANCE HALLWAY

A stylish entrance door with glazed panels to the side and fabulous glazing reaching up to the ceiling height at the first-floor level gives an impressive entrance way into this galleried entrance hallway with wonderful flooring. The home has two chandelier points and a beautiful oak and glazed staircase. There is oak and glazed balustrading at the first-floor level. The entrance hall is of a good size and has a personal door through to the property's garage and a doorway gives access to the downstairs w.c.



### DOWNSTAIRS W.C.

Fitted with low level w.c., stylish wash and basin, continuation of the attractive flooring, tiling to the half-height and obscure glazed window.



## STUDY

*Measurements – 9'0" x 8'0"*

Study with an outlook to the driveway side. This useful study / home office has twin windows and central ceiling light point.

## LOUNGE

*Measurements – 16'2" x 13'4"*

A bright and spacious lounge, generously proportioned and filled with natural light from the large windows, this is a welcoming room ideal for relaxing, entertaining or enjoying the garden beyond.





## LIVING DINING KITCHEN

*Measurements – 20'0" x 27'0" max*

As the photographs and floor layout plan suggest, this spectacular room once again enjoys views over the rear garden. It has a bank of five bi-fold doors, allowing a huge amount of natural light into the room.

The dining kitchen area is beautifully fitted to a very high standard, with units at both high and low levels, beautiful work surfaces, illuminated splashbacks and integrated illuminated glazed display cabinets. The island is of a good size and has storage cupboards to the kitchen side.

There is an inset sink unit with a stylish mixer tap, a Neff five-ring hob with splashback and integrated extractor fan above, an integrated Neff dishwasher, a stainless steel and glazed-fronted Neff double oven, and an integrated Neff fridge freezer. Storage cupboards are plentiful. There are inset spotlights to the ceiling and a fabulous chandelier point above the island unit.







### UTILITY ROOM

Well positioned within the home, the utility room has a continuation of the attractive flooring. There are units at both high and low levels, plumbing for an automatic washing machine, a one-and-a-half-bowl inset stainless steel sink unit with mixer tap above, a beautiful work surface, an obscure glazed window and inset spotlights to the ceiling.



### FIRST FLOOR LANDING

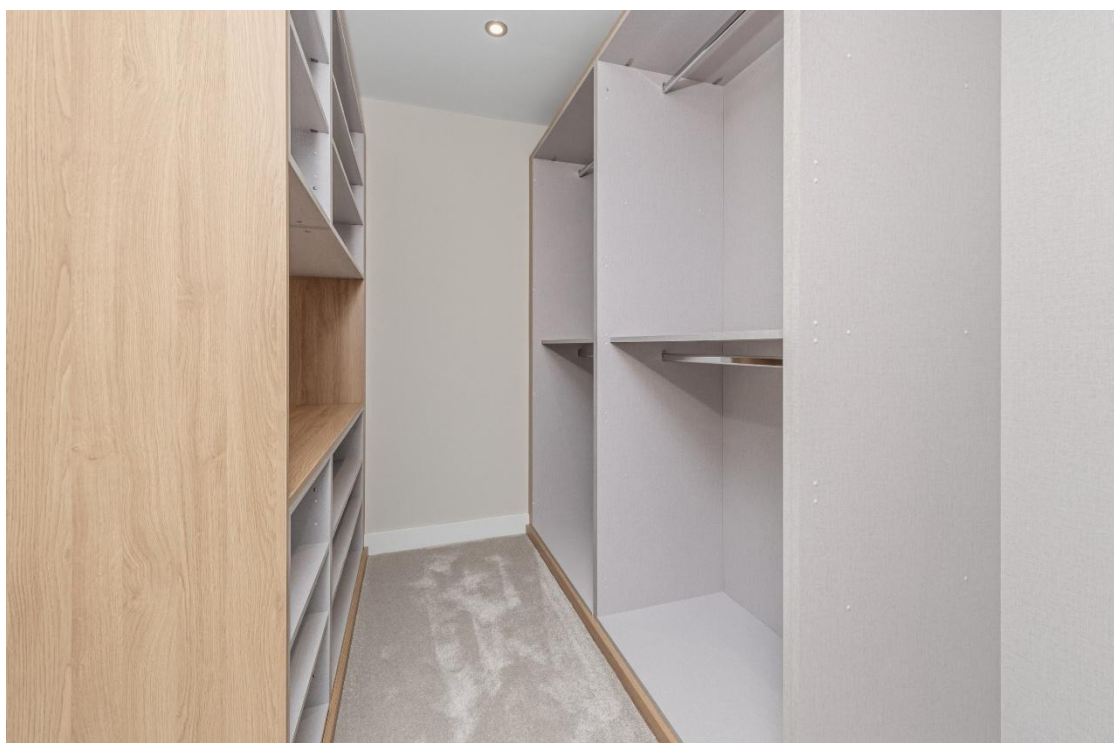
The staircase rises to the very large first floor landing, which takes full advantage of the upper portions of the glazing previously mentioned. It provides a lovely outlook to the driveway side, over the adjacent development and towards long-distance views beyond. There are two chandelier points and a good-sized storage cupboard, which houses the MVHR air circulation system fitted throughout the home.



## BEDROOM ONE

*Measurements – 20'2" x 12'10"*

A fabulous principal suite, including a very spacious bedroom with four windows providing a good amount of natural light and a pleasant outlook. There are two ceiling light points and an adjoining walk-in storage cupboard. The dressing room is beautifully fitted with shelving, display plinths, hanging rails and a gown-hanging area.



### EN-SUITE TO BEDROOM ONE

A doorway leads through to the en-suite, as the photograph suggests, beautifully fitted with ceramic tiling to the floor and to the full ceiling height, large double sized shower with high specification chrome fittings, wall mounted chrome heated towel rail, delightful vanity unit with cupboards beneath, wash hand basin, mixer tap and illuminated cabinet above, shaver socket, concealed system w.c. and illuminated display.



### BEDROOM TWO/GUEST BEDROOM

*Measurements – 16'3'' x 13'4'' max*

The Guest Bedroom (Bedroom two) good-sized double bedroom is served by a delightful en-suite.



### EN-SUITE TO BEDROOM TWO

Comprises of vanity unit with drawer beneath, wash hand basin above, shaver socket, low level w.c., good size shower with chrome fittings, chrome heated towel rail, obscure glazed window and inset spotlight into the ceiling.



### BEDROOM THREE

*Measurements – 17'6" x 9'5"*

Once again, a good-sized double room with a spectacular view and loft access point.



## BEDROOM FOUR

Measurements – 13'3" x 10'3"

A good-sized double room with lovely view out to the rear.



### BEDROOM FIVE

*Measurements – 10'0" x 9'0"*

A stylish room with an outlook to the driveway side and central ceiling light point.



### HOUSE BATHROOM

The proposed family bathroom has been thoughtfully designed to deliver a luxurious and contemporary finish, combining elegant aesthetics with everyday functionality. The layout includes a generous double walk-in shower and a striking freestanding bath, creating a spa-like environment ideal for relaxation. The space is planned to be fully tiled throughout with high-quality Porcelanosa porcelain tiles to both walls and floor, ensuring a seamless and sophisticated appearance.



## OUTSIDE

The property has a good-sized block paved driveway providing parking for three to four vehicles and access to the integral double garage. The garage is of high specification, with an automatically operated door and is fitted with an electric car charging point. It also has painted walls and a painted ceiling. This is a very well-presented, large garage with additional workshop/storage space.





### **ADDITIONAL INFORMATION**

It should be noted the property has underfloor heating throughout and is superbly rated for energy performance.

EPC rating – TBC

Property tenure – Freehold

Local authority – Kirklees

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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### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



### MAIN CONTACTS

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