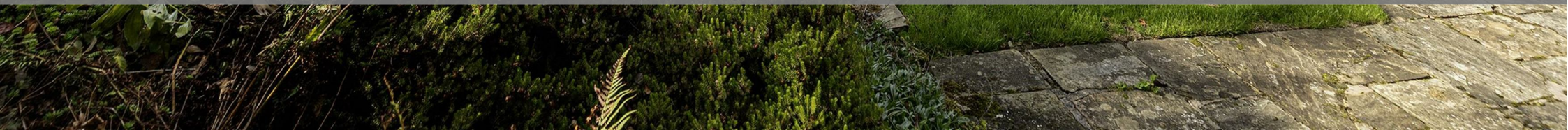


Highfield House, 18 Holmfirth Road, Shepley, Huddersfield, HD8 8BB

£650,000

bramleys



This substantial stone built 6 bedroom, detached property is situated in this generous plot which extends to approximately 0.52 in the popular village of Shepley.

This most imposing property has accommodation arranged across 4 levels and on completion of renovation and refurbishment works, make an outstanding family home.

Providing accommodation extending to approximately 3,000sqft the property does require a programme of modernisation and improvement works, however this has been reflected within the asking price.

Externally there is a courtyard to the rear, with large garage and extensive gardens to the front and side.

The property sits on a generous plot and is accessed via Highfield Court, but also has a separate access from Holmfirth Road.

Located on such a spacious plot, it does offer the possibilities for further extending the existing property, or possibility of obtaining planning for a separate dwelling (subject to local authority approval).











GROUND FLOOR:

Enter the property through a feature arched timber and glazed external door, with stained glass panel above.

Entrance Vestibule

A further timber and glazed entrance door with arched window above provides access through to the hallway.

Hallway

Fitted with a central heating radiator.

Lounge

20'0" x 13'5" (6.10m x 4.09m)

A well proportioned principal living room, having dual aspect sash windows, open grate fire, 2 central heating radiators, heavy ceiling coving, deep sunk skirting boards and recessed shelving.

Dining Room

19'9" x 13'8" (6.02m x 4.17m)

A most spacious dining room which has magnificent sash windows to the front which overlooks the gardens, there is heavy ceiling coving, deep sunk skirting boards and sliding double glazed patio doors which lead to the conservatory.

Conservatory

16'1" x 10'3" (4.90m x 3.12m)

Being glazed in construction, there are doors providing access to the garden and a fully tiled floor.

Side Entrance Hall

A timber and glazed external door with feature leaded and stained glass window provides access to the side entrance vestibule which has a further timber and glazed entrance door, leading into the inner hallway.

Inner Hallway

Providing access to the dining kitchen.

Dining Kitchen

16'0" x 18'3" (4.88m x 5.56m)

Fitted with a range of wall and base units, there is a stainless steel twin drainer sink unit with mixer taps, part tiled walls, AGA cooker, windows to 3 sides and a central heating radiator.





Wet Room

Being part tiled to the walls and a 3 piece white suite comprising of a low flush WC, pedestal wash basin and walk-in shower cubicle housing the Mira shower. There is a sealed unit double glazed window, central heating radiator and heated towel rail.

LOWER GROUND FLOOR:

A staircase descends from the inner hallway.

Wine Cellar

9'6" x 8'9" (2.90m x 2.67m)

Wash Kitchen

10'7" x 10'5" (3.23m x 3.18m)

Having plumbing for a washing machine, there is a ceramic sink unit and rear access door which leads into the courtyard.

Boiler Room

15'0" x 11'0" (4.57m x 3.35m)

Housing the Ideal central heating boiler.

FIRST FLOOR:

Landing

With a light well and leads to:-

Bedroom

18'4" x 13'4" (5.59m x 4.06m)

A spacious double bedroom, with built-in wardrobes, central heating radiator and vanity wash bowl with cupboards and drawer units.

Bedroom

11'9" x 6'9" (3.58m x 2.06m)

Having a central heating radiator and window overlooking the side gardens.

Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, bidet, pedestal wash basin and panelled bath. There are part tiled walls, a central heating radiator, dual aspect windows and built-in linen cupboard.

Bedroom

15'0" x 13'6" (4.57m x 4.11m)

With dual aspect windows which overlook the side and front gardens, there is also built-in storage cupboards and a central heating radiator.

Bedroom

13'4" x 15'0" (4.06m x 4.57m)

Having windows to both front and side, the side particularly enjoys superb far reaching views towards Emley Moor and beyond. There is also a central heating radiator, pedestal wash basin and walk-in dressing room which could potentially provide an en suite (subject to any necessary planning consents).

SECOND FLOOR:

Landing

Bedroom

15'0" x 13'9" (4.57m x 4.19m)

Having windows to the front and side elevations. There are 3 wall light points and a central heating radiator.

Bedroom

15'7" x 13'6" (4.75m x 4.11m)

A most spacious double bedroom which is fitted with sash windows overlooking the front garden. There is also a central heating radiator.

Garage

25'2" x 27'6" max (7.67m x 8.38m max)

With retractable doors (door height 8'9"), which provides space for larger vehicles. The internal height of the garage is 9'3" and is fitted with power points.

The image of the garage internally has been altered through AI to brighten and remove the contents within. It is therefore to be used for illustration purposes only.

OUTSIDE:

The property is situated on an extensive plot which extends to approximately 0.52 acres.

Accessed via Highfield Court, which leads into the courtyard and garage. To the front of the property there are generous lawned gardens, with a plethora of mature trees, shrubs and bushes both to the boundaries and inset within the plot.

A separate access from Holmfirth Road is via a tarmac driveway, leading to a parking apron for 3-4 vehicles. There are also vegetable and soft fruit gardens, outside lighting and water.

Please Note: As part of our pre-marketing enquries, a search on Kirklees website has shown that there is a tree preservation order in place within the front garden. Therefore you would need to apply to work on trees within this area.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

G

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.







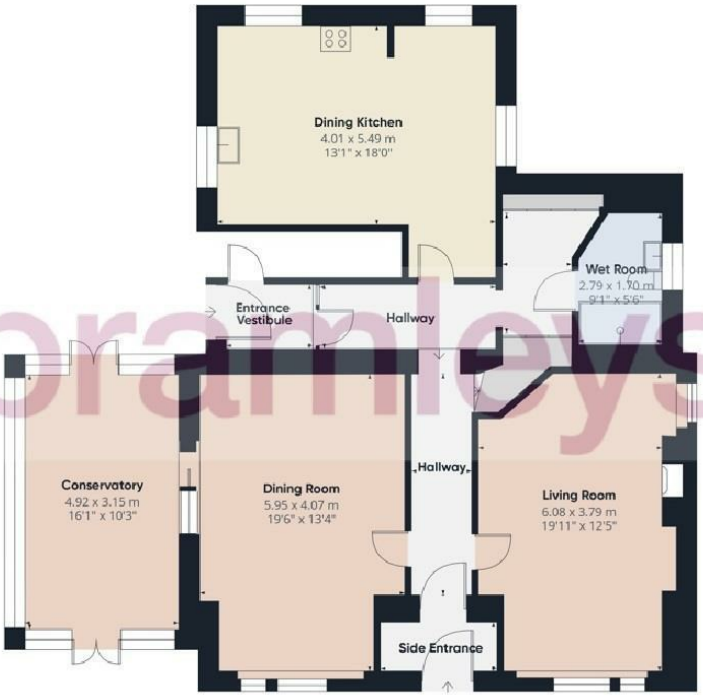








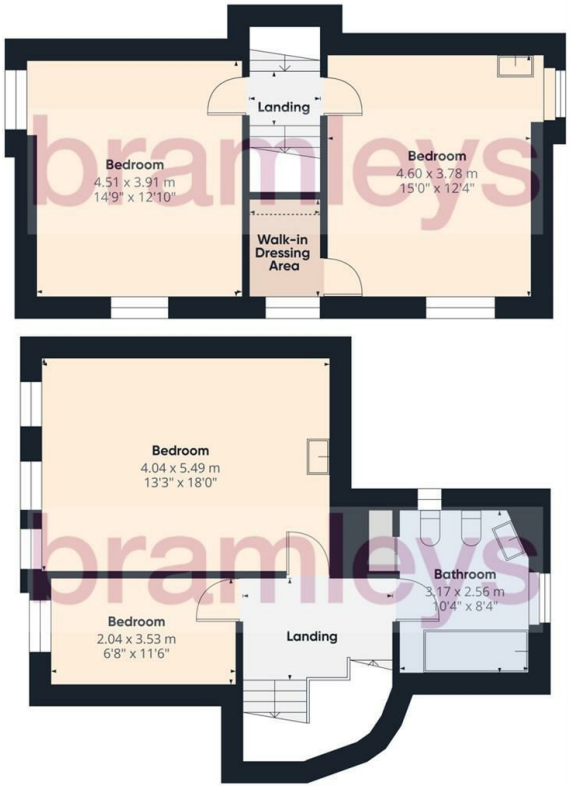
GROUND FLOOR



LOWER GROUND FLOOR



FIRST FLOOR



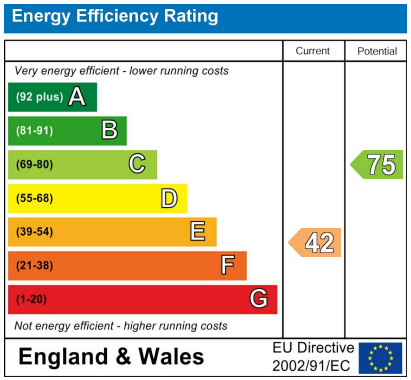
bramleys bramleys bramleys bramleys

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

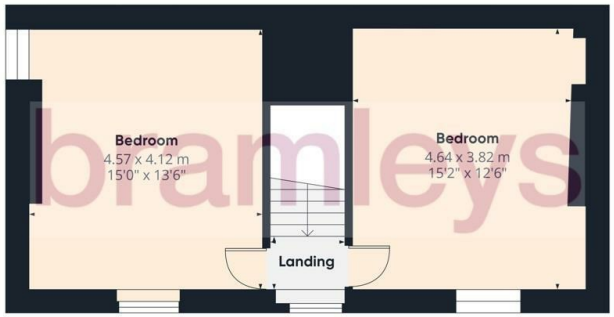
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu 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



SECOND FLOOR



naea | propertymark PROTECTED
arla | propertymark PROTECTED
RICS