



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

St Helens Field
Almondbury, HUDDERSFIELD



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Offers Over Of £650,000

IN A LITTLE KNOWN QUIET RESIDENTIAL SETTING, OUR FULLY DETACHED 5 BEDROOM FAMILY HOME HAS A VERSATILE LAYOUT THAT ACCOMMODATES MULTI GENERATIONAL LIVING IF SO DESIRED. WITH A FABULOUS OAK GARDEN ROOM EXTENSION, THE PROPERTY APPRECIATES A CONTEMPORARY DINING KITCHEN AND HIGH SPECIFICATION MASTER ENSUITE.

With a double garage and electric car charging point, our 5 bedroom property benefits from a driveway for off road parking for 4 cars. The property has been extended to the rear with an oak framed garden room which provides greater space to the ground floor as well as adding a truly characterful aesthetic to the home. Equipped with a opus wood burner in the corner of the room, the garden room has bi-fold doors to the grounds. The property benefits from high-spec Clearview aluminium doors with the side door having an integrated fingerprint sensor providing key free access, along with an intruder alarm system.

As you enter the entrance hall, you are greeted with ample space and natural light, enhanced by internal timber and glass doors. With versatility, you have a sitting room to the ground floor and further potential to have another reception room above the double garage which has an apex ceiling, Velux windows and a gas stove fire.



The ground floor sitting room has a feature wall, gas fire with Tudor style stone fireplace and sliding doors to the exterior.

The dining kitchen has a stunning porcelain Fioranese Montpellier flooring with underfloor heating flowing through to the garden room. The kitchen is equipped with a Cosmic Black work top island with table top wooden board attached. The island further includes a wine cooler and Bosch induction hob with white glass ceiling extractor fan. Additional appliances also include a Bosch double oven and microwave, fridge freezer and stainless steel 1 1/2 sink with swan neck Quooker mixer tap which provides instant boiling water. Within the range of cabinets with contrasting shades of taupe and cream is a pull out larder and pan drawers. A utility room with complimenting light grey cabinets and quartz work surface has plumbing for a washing machine and excellent space for coats and boot storage. The utility room leads into the garage and a side door takes you out to the side elevation.

The ground floor is completed with a quirky half tiled cloakroom with wash basin and close coupled w.c.

The first floor has 5 bedrooms, one of which is used as a spacious home office with apex ceiling and would make for a large family room or games room. With multi generational living very much a requirement for modern families, this property allows for the capacity to live together but also have independent spaces. The master bedroom has a range of built in furniture including an entertainment unit and has been refurbished with an opulent master ensuite with textured tiling and fitted with a double shower, Kaldewei bath tub, Duravit wash basin and close coupled w.c. With Velux window drawing in natural light, the room is finished with electric under floor heating. The remaining three bedrooms will all fit a double bed though one has a great range of fitted furniture designed around a single bed and all have access to the house bathroom. Classical with full tiling in shades of teal and white, the room comprises of a bath tub with mixer taps and shower hose, step in tiled shower cubicle, oval wash basin with pedestal and low level w.c. The spacious landing further includes a linen cupboard and access to the loft via a ceiling hatch.

Externally, the private rear garden has a York red brick courtyard wall and high hedging which is very eye catching along with providing privacy and a secure feeling. Tiered with well maintained lawn and established pond which attracts wildlife, this very pleasant garden is a lovely setting for the family to enjoy and wraps around both sides of the property.

With a double garage and off road parking, the detached house also has an electric car charging point.



LOCATION

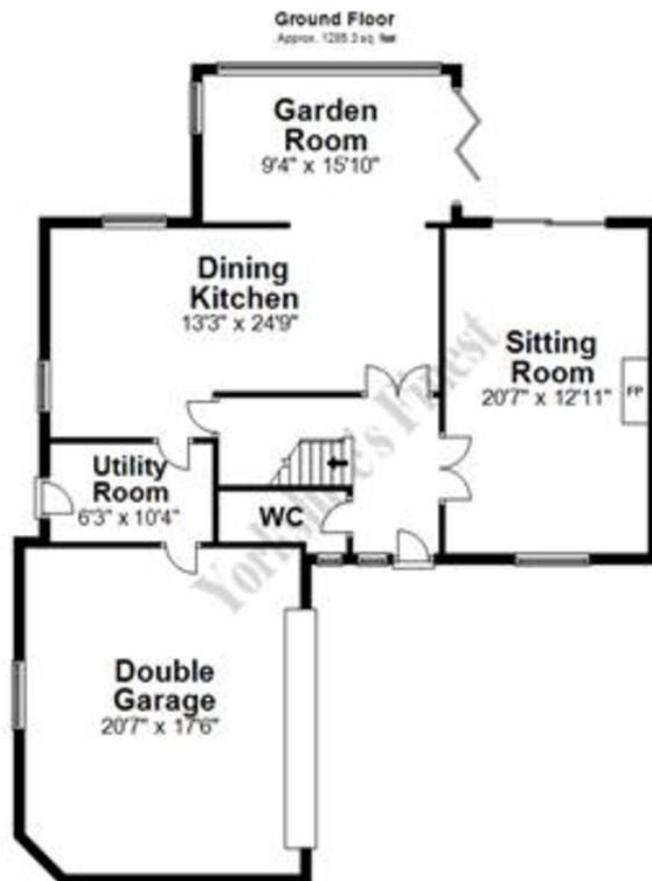
Almondbury is a village 2 miles south-east of Huddersfield town centre. The village is close to Castle Hill which is Huddersfield's most prominent landmark and the scenic landscape of Woodsome Valley which appreciates the Woodsome Hall Golf Club. In a beautiful location, the property enjoys a great sense of community and easy access to the countryside whilst being positioned to well-connected transport links and a variety of shops and restaurants. Located between the M1 and M62, both can be accessed in under 12 miles. Huddersfield Grammar School is gained in under 4 miles and Queen Elizabeth Grammar School is around 10 miles from the property. King James School is within comfortable distance of the property, offering coeducational facilities to 11-16 year olds.

WHAT3WORDS

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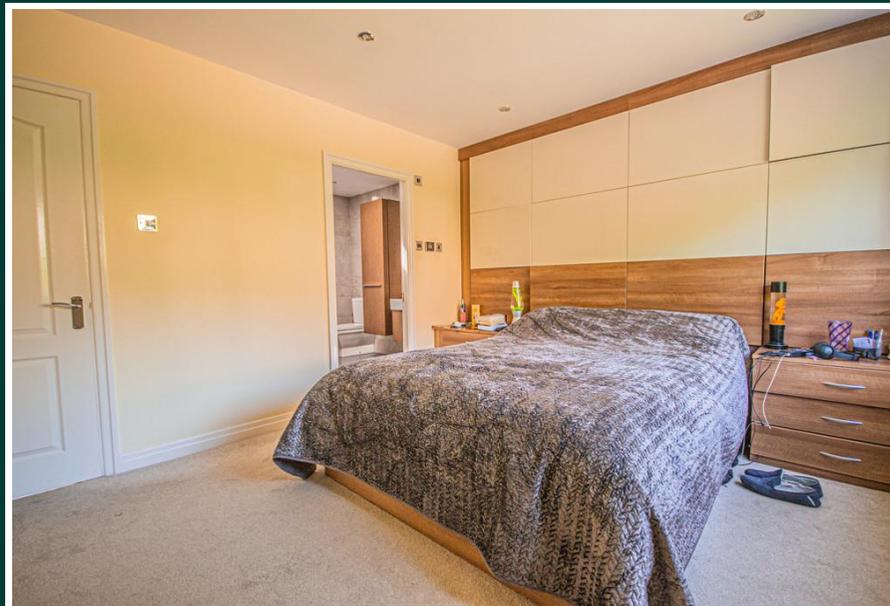
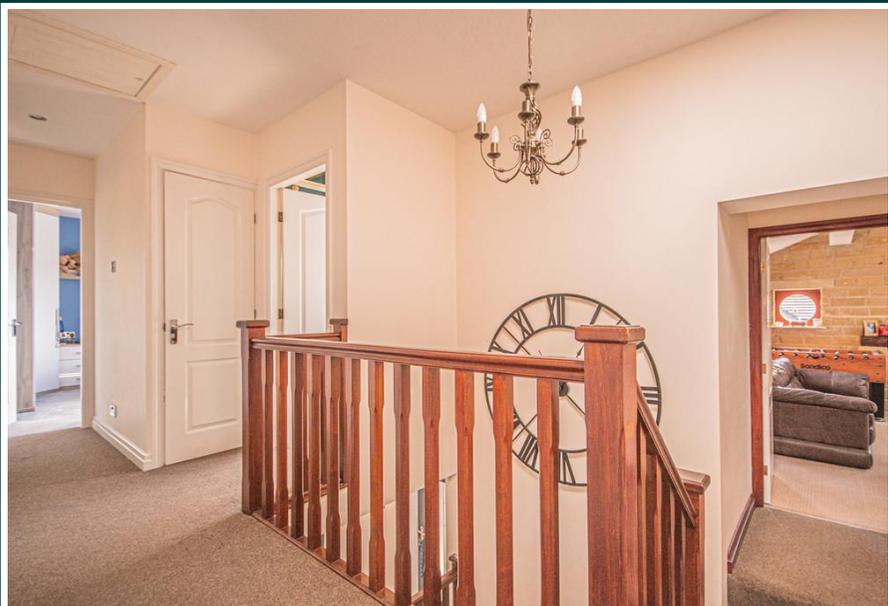
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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
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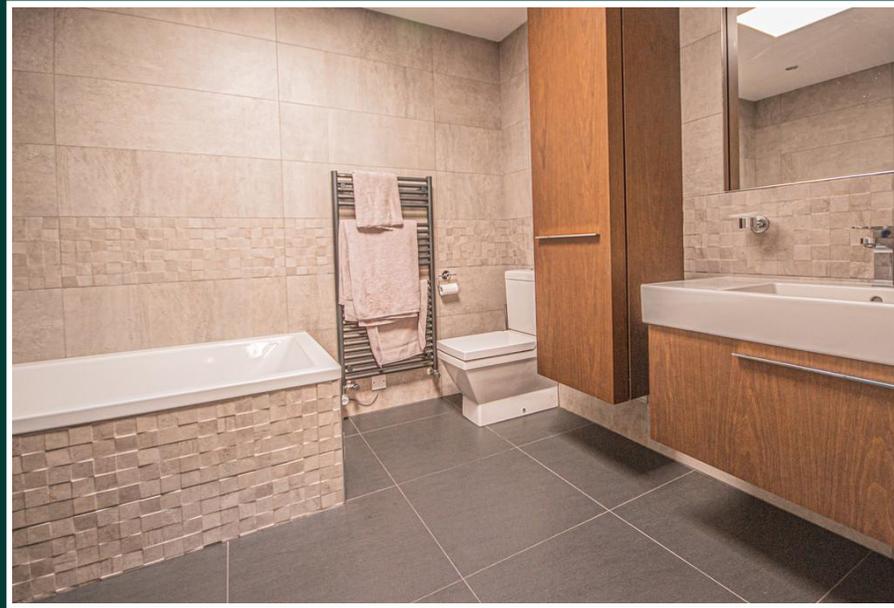
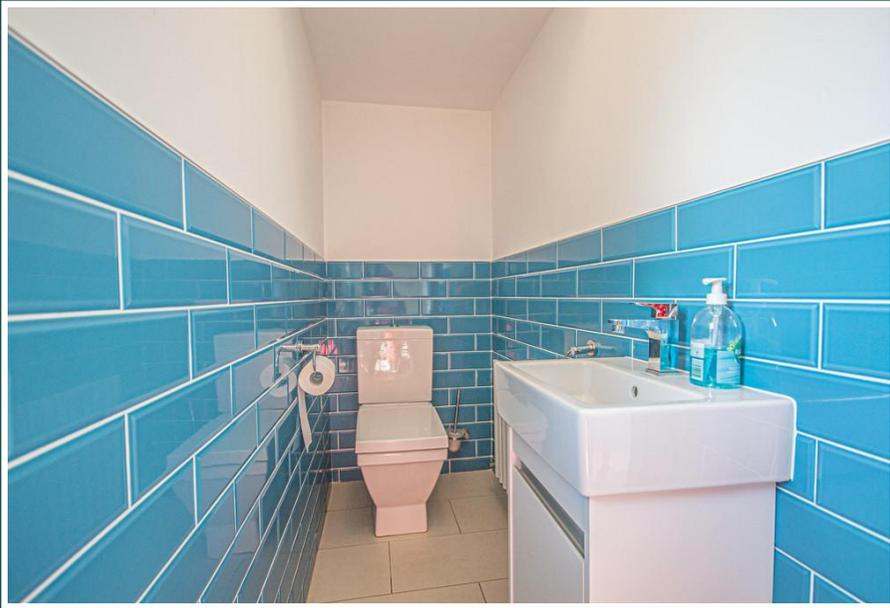


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