



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

Broad Lane
Upperthong, Holmfirth



Broad Lane Upperthong, Holmfirth

Offers In Region Of £1,100,000

A TRULY EXCEPTIONAL 5 BEDROOM DETACHED HOME WHICH BOASTS MAGNIFICENT VIEWS. THIS SUBSTANTIAL PROPERTY IS FINISHED TO AN EXTREMELY HIGH STANDARD THROUGHOUT, OFFERING LUXURIOUS AND MODERN ACCOMMODATION WITH GENEROUS SIZE GARDENS. SITUATED A STONES THROW AWAY FROM THE VIBRANT HOLMFIRTH CENTRE.

An outstanding 5 bedroom family detached home commanding the most spectacular views across Holme Valley and beyond. Finished to a high standard and boasting 3 reception rooms, together with a 26 ft open plan dining kitchen complete with bespoke fitted units and integrated appliances, in addition to having characterful features mixed with contemporary décor and state of the art ceiling speakers throughout the house. The master bedroom boasts a bay window with dressing room and large ensuite with a further 4 bedrooms, 2 with ensuite and a large luxurious house bathroom. Complete with superb gardens, large drive and an integral double garage with utility room and cloakroom. The property was short-listed in the LABC Awards for Best Large Extension.



An exceptional entrance hall providing a fabulous warm welcome to this remarkable family home. Boasting a wide sweeping Oak staircase with stunning feature fireplace and beautiful Oak wooden doors. A sizeable under stairs cupboard gives useful storage. Access is given to a contemporary 2 piece cloakroom.

SITTING ROOM

An elegant reception room boasting a sizeable box bay window which frames magnificent views across the valley towards Holme Moss. Along with having beautiful high coved ceiling with ceiling speakers and a characterful deep skirting with dado rail. The room's main focal point is a spectacular living flame coal effect gas fire sat within a delightful surround, in addition to having sophisticated décor, providing a wonderful space for those special occasions.

STUDY

A large study perfect for those working from home, finished with rich modern décor with the continuation of the aforementioned deep skirting boards and fabulous coved ceiling. A double glazed window provides views to the rear as well as giving plenty of natural light.

KITCHEN/FAMILY ROOM

A truly stunning space which will simply take your breath away. Boasting a bespoke fitted Oak kitchen with black Granite. Also benefits from integrated appliances, including oven, steamer, coffee machine and microwave. The central island houses a sizeable 5 ring gas hob with stylish extractor fan over. There is space for another living room area or dining, creating a magical place for entertaining. The kitchen also has a coved

ceiling, completed with mood lighting, ceiling speakers and Limestone floor with under floor heating. Two sets of French doors lead out to the front garden. An abundance of double glazed windows frame outstanding views. A beautiful Oak door leads out to the rear vestibule. The utility area has units mirroring the kitchen, and includes an integrated fridge and freezer. Access is given to the double garage.

PLAY ROOM/CINEMA ROOM

Excellent additional rooms for the family to enjoy, having a play room with beautiful wood flooring and modern décor, leading to the cinema room, also having coved ceiling with mood lighting and ceiling speakers. Double glazed windows to the front, side and rear providing through light and picturesque views.

DINING ROOM

Open plan to the kitchen/family room creating a wonderful connection for all the family to enjoy, boasting a beautiful fireplace, housing a free standing coal effect gas fire, mixing modern with character. Steps lead down to the superior dining kitchen.

FIRST FLOOR LANDING

A spacious landing providing a peaceful space for reading and relaxing. Having rich modern décor and dual double glazed windows which flood this area with natural light. High quality wooden doors lead to the bedrooms and house bathroom. Useful storage is given by a deep fitted cupboard. Access is given to the loft.

PRINCIPLE BEDROOM SUITE

A grand size master bedroom having a beautiful box bay window that commands striking views. Also boasts soft modern décor with eye catching feature fire, together with high coved ceiling and mounted speaker system. Steps lead down to the dressing room and contemporary ensuite. Comprising of a double walk in shower with rainfall head with large trough style sink unit with wall mounted toilet and vanity units below. Finished to a high standard with grey tiling and heated towel rail.

BEDROOM 2 & 3

The East wing of this home houses two generous sized double bedrooms, both ensuite, with one bedroom having a dressing room. Having high sloping ceiling and boasting access to a large fabulous balcony, which will not disappoint. Both bedrooms come with integrated ceiling speaker and breath-taking views



BEDROOM 4 & 5

Both bedrooms are good sized rooms. Bedroom 4 has a feature fireplace, soft neutral décor along with French doors leading out to a sizeable balcony. Both bedrooms are served by a sizeable luxurious house bathroom, comprising of a 5 piece suite including spa bath, a double walk in shower with dual heads including rainfall, together with his and hers sink units with bespoke Oak vanity units below, as well as a wall mounted W.C. finished with granite and beautiful grey tiling.

OUTSIDE

A magical outside space is in keeping with this superb home. Flowing over 4 tiers, creating a substantial garden. The first tier is a beautiful manicured, large flat lawn area, perfect for ball games. Stone steps lead down to an elegant oriental courtyard with feature stone flagged patio, perfect for summer parties. A further set of steps access a second lawn all of which enjoy the stunning surrounding countryside. To the front is a large tarmac driveway, creating an abundance of off road parking. For added peace of mind, the property features a comprehensive security alarm and CCTV system

AGENT NOTES

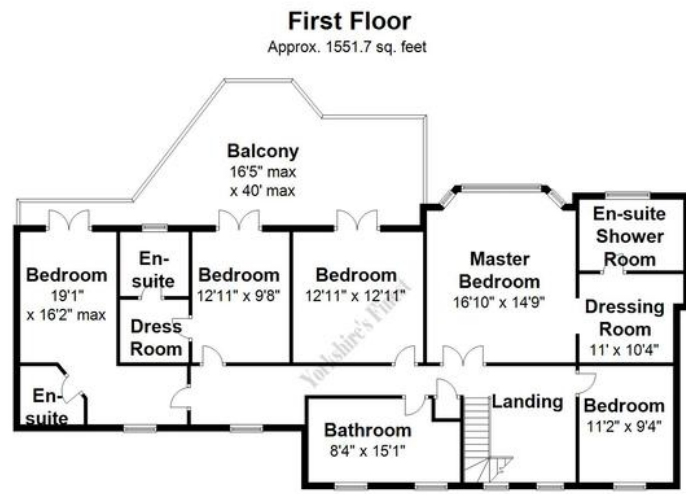
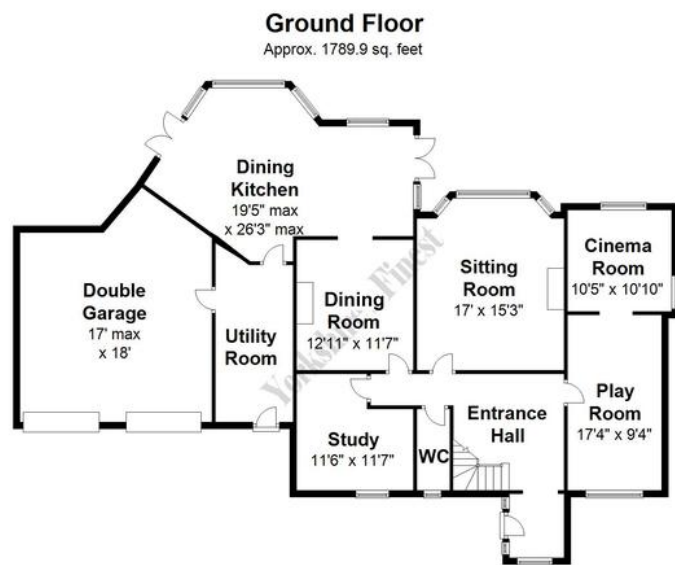
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

ADDITIONAL INFORMATION

Council Tax:
EPC:C
Tenure:Freehold
Parking: Off road parking

UTILITIES

Gas: Mains
Electric: Mains
Water: Mains
Heating:Gas
Broadband: Superfast Broadband
Mobile Coverage: 4G - check with your provider



Total area: approx. 3341.5 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors Plan produced using PlanUp.





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



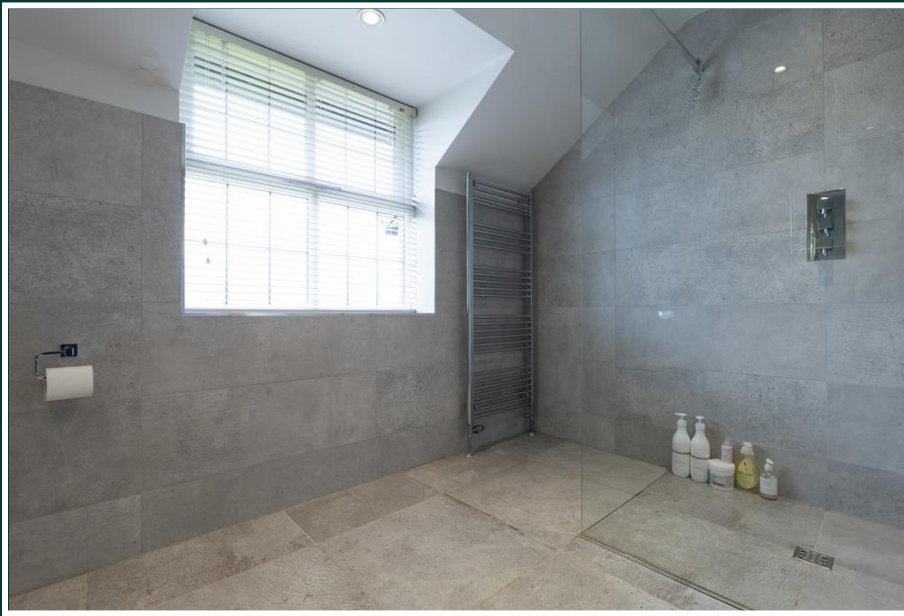


601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org