



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

Netherfield Manor, Riley Lane  
Kirkburton, Huddersfield



## Netherfield Manor, Riley Lane Kirkburton, Huddersfield

Offers Over £750,000

YORKSHIRE'S FINEST ESTATE AGENTS ARE DELIGHTED TO PRESENT TO THE MARKET THIS TRULY EXCEPTIONAL 5-BEDROOM DETACHED PROPERTY, NESTLED IN A HIGHLY SOUGHT-AFTER AND SECLUDED LOCATION. ACCESSED OVER THE PRIVATE DRIVEWAY OWNED BY NETHERFIELD HOUSE, THIS REMARKABLE HOME OFFERS THE PERFECT BLEND OF LUXURY AND TRANQUILITY, SURROUNDED BY EXPANSIVE GARDENS AT BOTH THE FRONT AND REAR THAT ENSURE COMPLETE PRIVACY. DESPITE ITS SERENE SETTING, THE PROPERTY IS CONVENIENTLY SITUATED JUST A SHORT DISTANCE FROM THE HEART OF KIRKBURTON, PROVIDING EASY ACCESS TO LOCAL AMENITIES.

This elegant, double-fronted home welcomes you through a spacious entrance hall, which leads to a generously proportioned living room, bathed in natural light from sliding patio doors that open to the side of the property. Double doors from the living room lead seamlessly into a cozy snug/playroom at the rear, offering flexible living space ideal for families. The heart of the home is a large, well-appointed kitchen breakfast room, perfect for casual dining, which flows effortlessly into the formal dining room for entertaining. The ground floor also boasts a sizeable utility room with convenient rear garden access and a downstairs WC, enhancing the practicality of this well-designed home.

On the first floor, you'll find five beautifully proportioned double bedrooms, two of which benefit from modern ensuite bathrooms, ensuring privacy and comfort. The family bathroom is stylish and spacious, serving the remaining bedrooms. A large landing area adds to the sense of space and grandeur, and the first-floor



balcony, located at the front of the property, offers lovely views and a peaceful outdoor retreat. Externally, the property is accessed via private gates that open to a sweeping driveway, providing ample parking for multiple vehicles. The rear garden is a true haven, featuring a vast lawned area, perfect for outdoor activities or simply relaxing in complete seclusion.

This remarkable home offers an unrivaled combination of luxury, space, and privacy, making it an ideal choice for discerning buyers seeking a peaceful countryside retreat, yet with convenient access to nearby amenities.

### **ADDITIONAL INFORMATION**

Council Tax: G

EPC: C

Tenure: Freehold

Parking: Off road Parking

What3Words: duration.cupboard.shots

### **UTILITIES**

Gas: Mains

Electric: Mains

Water: Mains

Heating: Gas Central Heating

Broadband: Ultrafast Full Fibre

Mobile: 4G check with your provider

## 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.

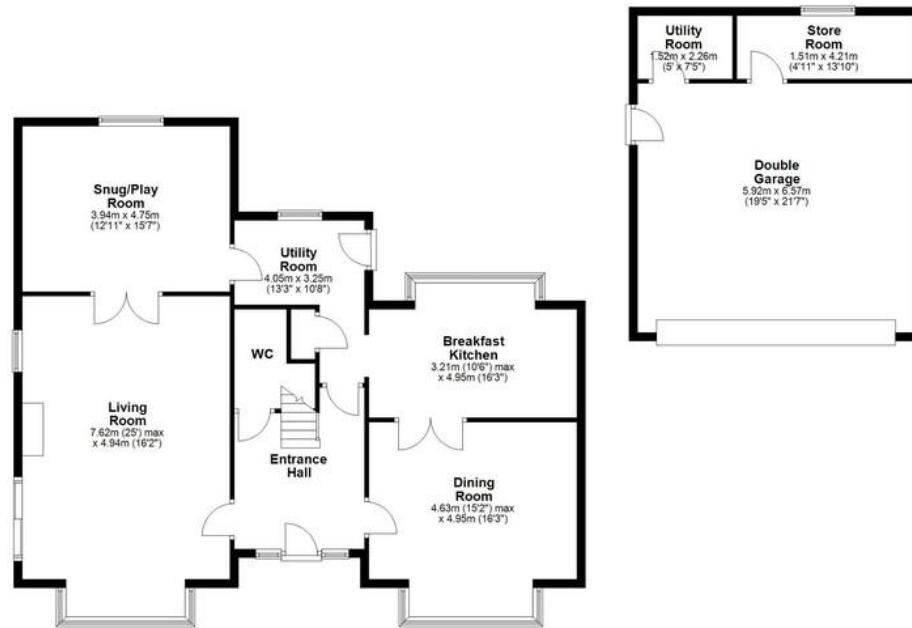
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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 WHATEVER IN RELATION TO THIS PROPERTY.



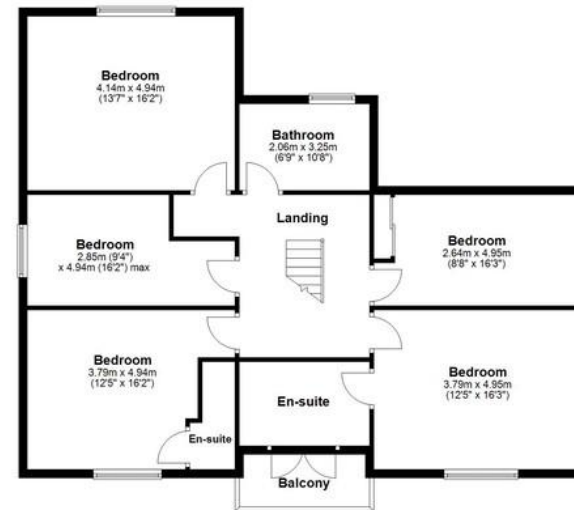
### Ground Floor

Approx. 165.2 sq. metres (1758.9 sq. feet)



### First Floor

Approx. 113.0 sq. metres (1216.1 sq. feet)



Total area: approx. 279.2 sq. metres (3005.0 sq. feet)



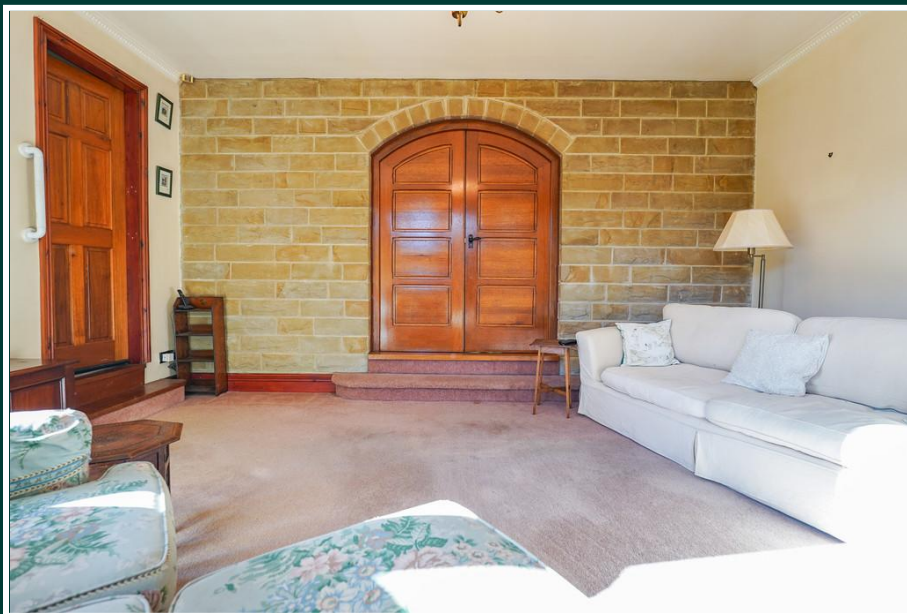


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