

# FOR SALE

## Butternab Ridge, Huddersfield



HOUSE  
STYLE  
STONE BUILT  
DETACHED  
HOUSE

RECEPTION  
ROOMS  
2

BEDROOMS  
4

EPC RATING  
C

TRANQUIL  
SETTING

OCCUPYING A SIMPLY STUNNING, PRIVATE AND PEACEFUL SETTING – IMPECCABLY PRESENTED NATURAL STONE CONSTRUCTED FOUR BEDROOM FAMILY HOME – PROVIDING SPACIOUS ACCOMMODATION WHICH OFFERS HIGH LEVELS OF VERSATILITY – OVERLOOKING BEAUTIFUL GARDENS WITH MATURE WOODLAND TO BOTH FRONT AND REAR ELEVATIONS – WELL PLACED FOR DAILY COMMUTING TO MAJOR WEST YORKSHIRE CENTRES – CLOSE TO EXCELLENT FACILITIES IN THE CENTRES OF NETHERTON AND MELTHAM

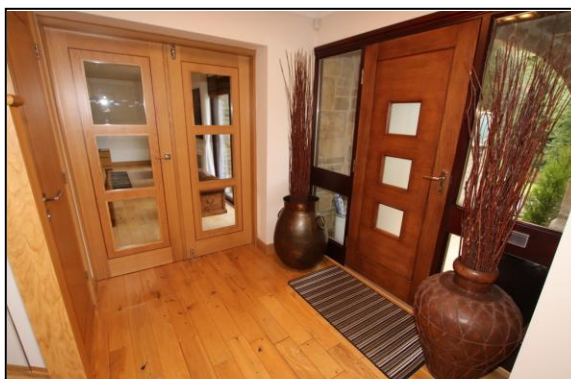
**O/O £600,000**

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Butcher Residential (Denby Dale) 361 Wakefield Road, Denby Dale, HD8 8RP  
Tel: 01484 943020 Fax: 01484 864220 Email: [denbydale@butcherez.co.uk](mailto:denbydale@butcherez.co.uk)  
[www.butcherez.co.uk](https://www.butcherez.co.uk)

Registered office: Britannic House, Regent Street, Barnsley, S70 2EQ. Company no: 09784209

## Property Details



### DESCRIPTION

Being one of only a handful of private detached properties set to this little-known enclave, hidden away from the outside world and enjoying the very highest levels of privacy and peacefulness, this striking natural stone constructed detached family home provides impeccably presented accommodation set out on two floors which further offers high levels of versatility. Overlooking beautifully presented gardens, within the ownership of the property there are also extensive areas of mature woodland and as such is an absolute haven for wildlife. With gas fired central heating, hardwood framed sealed unit double glazing and double garage, the accommodation on offer extends to Entrance Portico, Reception Hall, Cloakroom/WC, double aspect Lounge, formal Dining Room, Breakfast Kitchen with integrated appliances, ground floor Principal Bedroom (currently utilised as a home gym) with Ensuite Shower Room, three first floor Bedrooms and Family Bathroom.

### GROUND FLOOR

#### ENTRANCE PORTICO

An external portico provides shelter from the elements upon reaching the property with a central oak door having glazed side panels opening into the reception hall.

#### RECEPTION HALL

This spacious and most welcoming entrance to the property exhibits oak flooring throughout, with coving to the ceiling, a single panel radiator and beautiful Neville Johnson staircase with oak Newell post, handrail, and glass balustrade.



#### CLOAKROOM/WC

5' 11" x 2' 9" (1.8m x 0.84m) The indicated measurements do not include an area that extends beneath the staircase, providing storage facilities. There is a two-piece suite in white comprising of a concealed flush WC and vanity wash hand basin with cupboard beneath, whilst there is also tiling to the floor, an extractor fan, and a single panel radiator.



#### LOUNGE

20' 9" x 16' 7" (6.32m x 5.05m) A principal reception room of excellent proportions which, once again, exhibits oak flooring throughout. To the front elevation there are two sliding double glazed patio doors providing access to the front timber deck, whilst to the rear there are three feature arched picture windows, affording an outlook over the rear woodland. To one wall there is wiring provision for the wall-mounting of a flat screen television, coving to the ceiling and there is a contemporary styled gas fire and both single and double banked heating radiators.





#### DINING ROOM

11' 4" x 11' 4" (3.45m x 3.45m) Having a picture window to the rear elevation and further double-glazed French doors giving access to the rear decked area, this room again has oak flooring throughout, there is coving to the ceiling and a single panel radiator.



#### KITCHEN

15' 0" x 9' 0" (4.57m x 2.74m) Providing an extensive range of beech fronted units to both base and eye level, including a glass fronted display cabinet, there also being an inset stainless steel sink unit set to the rear facing window position. There is a very good expanse of solid oak worktop surfaces having concealed lighting to the underside of the wall units, there is ceramic tiling to the floor, numerous ceiling downlighters, a double panel radiator and the sale will include the existing integrated Electrolux oven, Diplomat ceramic four-ring electric hob with Cooke and Lewis extractor canopy over, dishwasher, washing machine, fridge and freezer.



#### BEDROOM ONE

12' 3" x 10' 6" (3.73m x 3.2m) The measurements of this front-facing double bedroom do not include a range of mirror fronted sliding door wardrobes to one wall, there is also oak effect laminate flooring and double panel radiator. This room is currently utilised as a home gym.



#### ENSUITE SHOWER ROOM

8' 8" x 7' 7" (2.64m x 2.31m) Having full height tiling to the walls, further tiling to the floor and providing a three-piece suite in white comprising of a generous shower cubicle with multi-jet thermostatic shower, vanity wash hand basin and concealed flush WC. There is a low maintenance PVC panelled ceiling with inset downlighters and a heated chrome towel rail. The beautiful staircase rises from the ground floor giving access to the first floor.



#### FIRST FLOOR

##### LANDING

14' 11" x 11' 4" (Maximum in each direction) (4.55m x 3.45m) This wonderful space is flooded with natural light, partly provided by a feature circular window to the front elevation, the generous nature of the landing also lending itself to use as a sitting/study area.



Access is provided to the loft and there is also a walk-in linen store which contains the Worcester gas fired central heating boiler.



##### BEDROOM TWO

12' 3" x 10' 6" (3.73m x 3.2m) This front-facing double bedroom enjoys a wonderful outlook over the front gardens and woodland beyond, there are sliding door mirror fronted wardrobes to one wall and a double panel radiator.



### BEDROOM THREE

11' 4" x 11' 4" (Maximum in each direction)" (3.45m x 3.45m) This rear-facing bedroom is currently used as a home office and provides two built-in double wardrobes, there is a further fitted desk with cupboards and drawers adjacent and further high level storage cupboards. This bedroom enjoys a fine outlook over the rear woodland area and is heated by a single panel radiator.



### BEDROOM FOUR

11' 6" x 9' 0" (3.51m x 2.74m) This final bedroom is again positioned to the rear of the property, enjoying a delightful outlook. It provides built-in double and single wardrobes, there is a fitted desk with high level storage cupboards and a single panel radiator.



### HOUSE BATHROOM

8' 10" x 7' 7" (2.69m x 2.31m) Having full height tiling to the walls, further tiling to the floor and providing a four-piece suite in white comprising of a double ended bath, separate tiled shower cubicle with multi-jet thermostatic shower, vanity wash hand basin with cupboard beneath and low flush WC. Once again there is a low maintenance PVC panelled ceiling with inset downlighters, there is also a fitted mirror with integrated lighting and a heated chrome towel rail.

### OUTSIDE

Being only a short walk from Beaumont Park, Butternab Ridge is positioned off the lower part of Butternab Road and given its secluded setting and



the private road signs at the entrance, enjoys high levels of peace and tranquillity. The property is the last but one dwelling positioned to the far end of Butternab Ridge, its setting resulting in an outlook over beautiful gardens to both front and rear. Those to the front are principally lawned whilst there are areas of low maintenance gravelled beds, the beautiful and generous elevated deck to the front elevation, with brushed steel and glass finish affording a wonderful place to sit and enjoy the beautiful surroundings. There is a further lawned garden beyond the private road, a pathway then giving access to the private woodland, which falls down to a small stream. To the rear of the property is a further timber decked sitting area, once again having a brushed steel and glass finish, there is also a detached concrete sectional workshop with light and power supplies, and timber garden shed included within the sale. Car parking is provided to the front elevation, complementing the double garage, this having internal measurements of 17'2" x 16'2" and enjoying light and power supplies, cold water provision and electrically operated entrance door.

#### SERVICES

All mains are laid to the property.

#### HEATING

A gas fired central heating system is installed.

#### DOUBLE GLAZING

The property benefits from sealed unit double-glazing, set in hardwood surrounds.

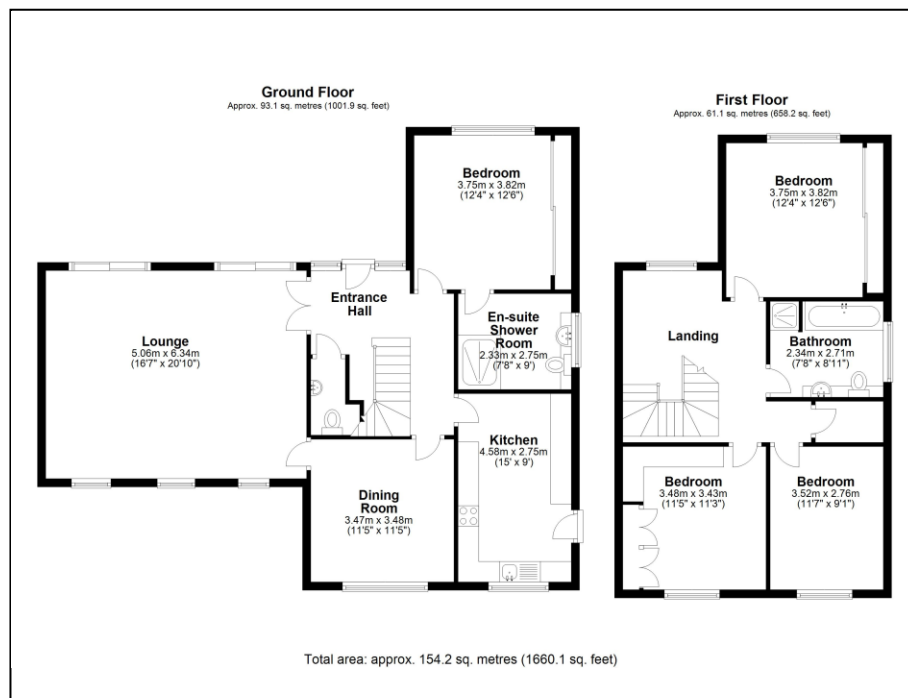
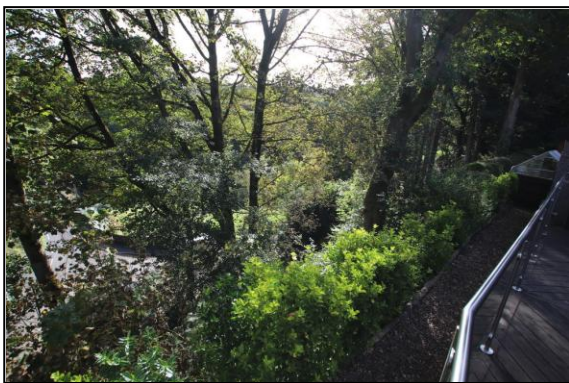
#### TENURE

We understand the property to be Freehold.



## DIRECTIONS

The property can be approached by proceeding down Butternab Road (which runs down the side of Beaumont Park) or, alternatively, from the B6108 (Meltham Road), turn on to Butternab Road and shortly after proceeding round the second right-hand bend turn left to enter Butternab Ridge.





**For further information please contact our office on 01484 943020, view our website [www.butcherez.co.uk](http://www.butcherez.co.uk), see us on [www.twitter.com/butcherez](https://www.twitter.com/butcherez) or email us at [denbydale@butcherez.co.uk](mailto:denbydale@butcherez.co.uk)**

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