



| Easedale Gardens
Lindley | Huddersfield | West Yorkshire | HD3 3UR

FINE & COUNTRY

I EASEDALE GARDENS



Set within grounds approaching ½ an acre, an individually designed and built 4/5 bedroom home; enclosed within a tree lined boundary, enjoying south facing rear gardens.



KEY FEATURES

A stunning family home, presented to an exceptional standard throughout offering spacious accommodation which incorporates an impressive living kitchen, a home office and family room, whilst the plot provides potential for further development. The property was totally renovated in 2007 which included a bespoke interior design by Ben Huckerby Designs. and includes Rako lighting, external CCTV and a Sonos sound system.

A highly sought after location, positioned within a short walk of local services and amenities whilst open countryside and the M62 motorway are both within convenient access.

Ground Floor

An open fronted storm porch shelters the front entrance door, which opens into the centrally positioned hallway which immediately displays an impressive introduction into the property, offering a glimpse through to the lounge and kitchen displaying the high quality of interior finish. There is a staircase to the first-floor level, feature inset LED lighting, a contemporary styled vertical radiator and access to a cloakroom which is presented with a modern two-piece suite, comprising a floating W.C with Geberit touchless dual flush plate and a wash hand basin which sits on a Granite base with vanity drawers beneath. This room has a vertical radiator, a large mirror to the expanse of one wall and complimentary tiling.

A home office has a window set to the side aspect of the property, commanding a delightful outlook over the gardens. From the hallway a staircase gains access to the lower ground floor level, is lit by LED floor level lighting and gives access to the family room offering a generous versatile space, ideal for a home gym, self-contained bedroom suite or cinema.

The lounge is positioned to the front aspect of the property, offers exceptional proportions and has been professionally interior styled with a central ceiling feature, LED back lighting to wall mounted mirrors and a stunning remote controlled DRU-metro 100 XT 3 sided panoramic view fireplace with living flame gas fire, which sits beneath the media wall housing the television. A walk-in Bay window to the front aspect commands a delightful outlook over the garden and adjoining woodland, has automatic remote control blinds and internal sliding doors opening into the dining room.

The dining room offers generous proportions, once again having a centrally positioned feature lighting system and double-glazed French doors which open into the conservatory.

The conservatory has windows overlooking the gardens, with French doors opening directly onto a flagged terrace, inviting the outdoors inside.









The living kitchen forms the hub of the home, has windows to the rear and French doors opening directly onto a stone flagged terrace, inviting an abundance of natural light indoors, encouraging 'Al-Fresco' dining. The room has two vertical radiators, inset LED up lighting from the floor, concealed LED coving lighting and access to the utility. Presented with a bespoke range of fitted kitchen furniture, with shaped Granite work surfaces, whilst a central island has a Granite surface which extends to a circular breakfast bar. There is a double bowl stainless steel sink unit with a mixer tap over which incorporates an Instant hot Quooker tap, whilst appliances include a Rangemaster stove, comprising a five-ring burner and hotplate, twin ovens and grill with a concealed extractor canopy with a mirrored back drop and Granite splash backs. Additional appliances include a Siemens microwave oven, a Fisher and Paykel American style fridge freezer, which is plumbed for both ice and water, an integral dishwasher, a wine cooler and a Siemens steam oven.

The utility has a personal door opening into the garden and is presented with useful storage cupboards, whilst a Solid Woodwork surface incorporates a stainless-steel sink unit. The room has an integral automatic washing machine and a tumble dryer.





First Floor

A spacious landing has complimentary led up lighting, a useful storage cupboard and a further cupboard which houses the pressurised cylinder tank.

The principal bedroom suite offers generous proportions and has a walk-in Bay window to the front aspect commanding a delightful outlook over the gardens, a floating bed with LED mood lighting, designed by Ben Huckerby, inset sliding doors open into a generous dressing room, which has a window that overlooks the rear garden and is presented with shelving, drawer units and hanging space to the expanse of two wall. A central island has drawer units which sit beneath a mirrored top. The En-suite shower room is presented with a floating W.C, twin wash hand basins with a Granite surround and vanity drawers beneath, whilst a walk-in wet room style shower finishes the scene. This room has a large wall mounted mirror to the expanse of one wall, high quality tiling to the walls and floor and a heated chrome towel radiator.

The guest bedroom has windows directly overlooking the adjoining woodland, has built in wardrobes and storage to the expanse of one wall, whilst En-suite facilities comprise a low flush W.C, a wash hand basin with a Granite surround, a wall mounted mirror with back lighting and a step-in shower. The room has tiling to the floor and a heated chrome towel radiator.

To the rear aspect of the property there are two additional double bedrooms, each with windows commanding a delightful outlook over the gardens.

The family bathroom is presented with a bespoke suite, comprising a bath with an inset waterproof, Aquavision TV to the wall, a floating W.C, a wash hand basin with a Granite surround and a step-in shower / HELO steam room with internal speakers. Bespoke tiling to the walls and floor compliments the room, there is an Opaque window and a heated chrome towel rail.

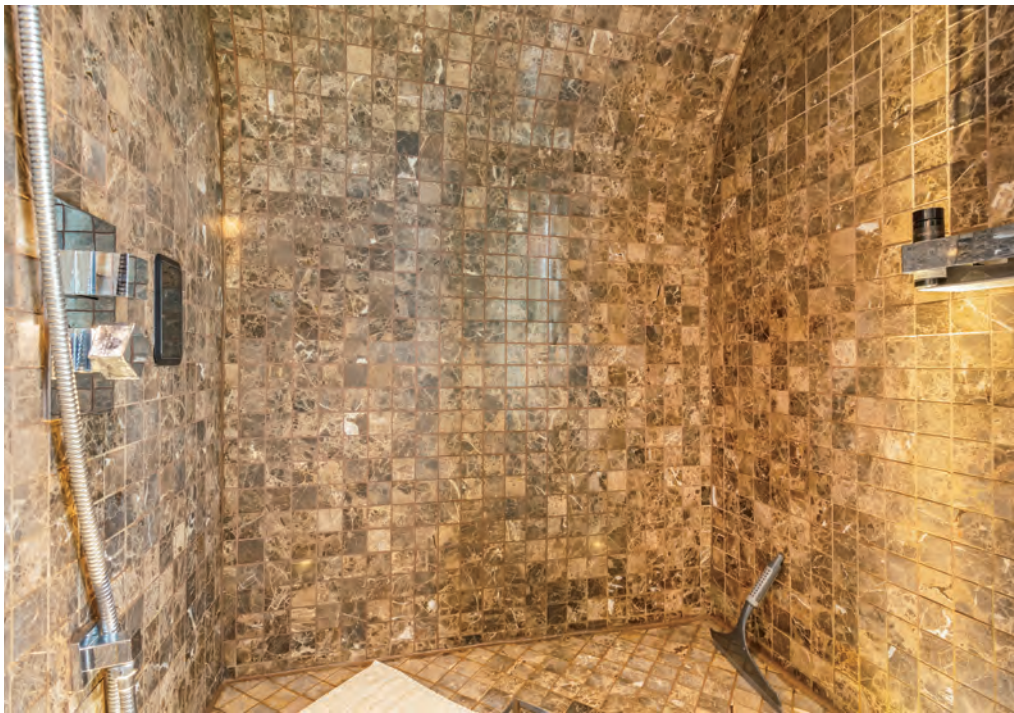
















Externally

The property is approached by a tree lined driveway which opens to reveal this stunning home which is positioned on a select development of only three individually designed and built homes. 1 Easdale Gardens occupies a plot approaching half an acre and is wrapped within a tree-lined border; the front aspect of the house having a driveway providing off road parking for several vehicles, whilst having landscaped forecourt gardens and giving access to a double garage. To the immediate rear aspect of the property, enjoying a direct south facing aspect, is a stone flagged terrace, which adjoins the kitchen and conservatory. Beyond the terrace the garden is mainly laid to lawn, with a designated child's play area and a central water feature. The lawn wraps the side and front elevations of the house, has established borders and trees resulting in an idyllic private setting.

Double Garage

Has power, lighting and an electronically operated up and over entrance door.





LOCAL AREA

The immediate location of the property is charming and highly sought after; an established suburb located close to the town centre yet within close proximity to open countryside bordering Calderdale and well served by local services and facilities. Infrastructure could not be better with the M62 being immediately accessible whilst only a short drive from rural surroundings, the centre of Huddersfield, Halifax and Brighouse. The centre of Lindley is only a short walk from the property and offers a vast array of local shops, bars and restaurants. Greenhead Park is close by, Huddersfield Royal Infirmary and highly regarded schools. Access to both Manchester International Airport and Leeds Bradford Airport are within easy reach.

Huddersfield is a large market town located in the borough of Kirklees, well known as the birthplace of both Rugby League and the British Prime Minister Harold Wilson. The town is home to the University of Huddersfield and displays impressive Victorian Architecture and an increasing number of award winning contemporary styled modern homes. The towns railway station runs direct to major commercial centres including Manchester, Leeds, Sheffield and York. Brighouse station has a direct link to the capital. Landmark tourist attractions include Castle Hill and Eureka in Halifax whilst the area offers an abundance of shops, restaurants and bars, a local farm shop and Huddersfield Golf Club.





INFORMATION

Additional Information

A detached Freehold property, with mains gas, electricity, water and drainage. Council Tax Band – G. Fixtures and fittings by separate negotiation. The property was totally renovated in 2007 which included a bespoke interior design by Ben Huckerby Designs. A security system includes HIK CCTV. The ground floor has wireless SONOS sound system and the lounge has a surround cinema sound system with subwoofer which can be controlled by an iPhone/iPad. The Ground floor and principal bedroom suite has a wireless Rako control lighting system. Each room has 4 settings to create different moods/ambience and can be controlled using a mobile phone/iPad.

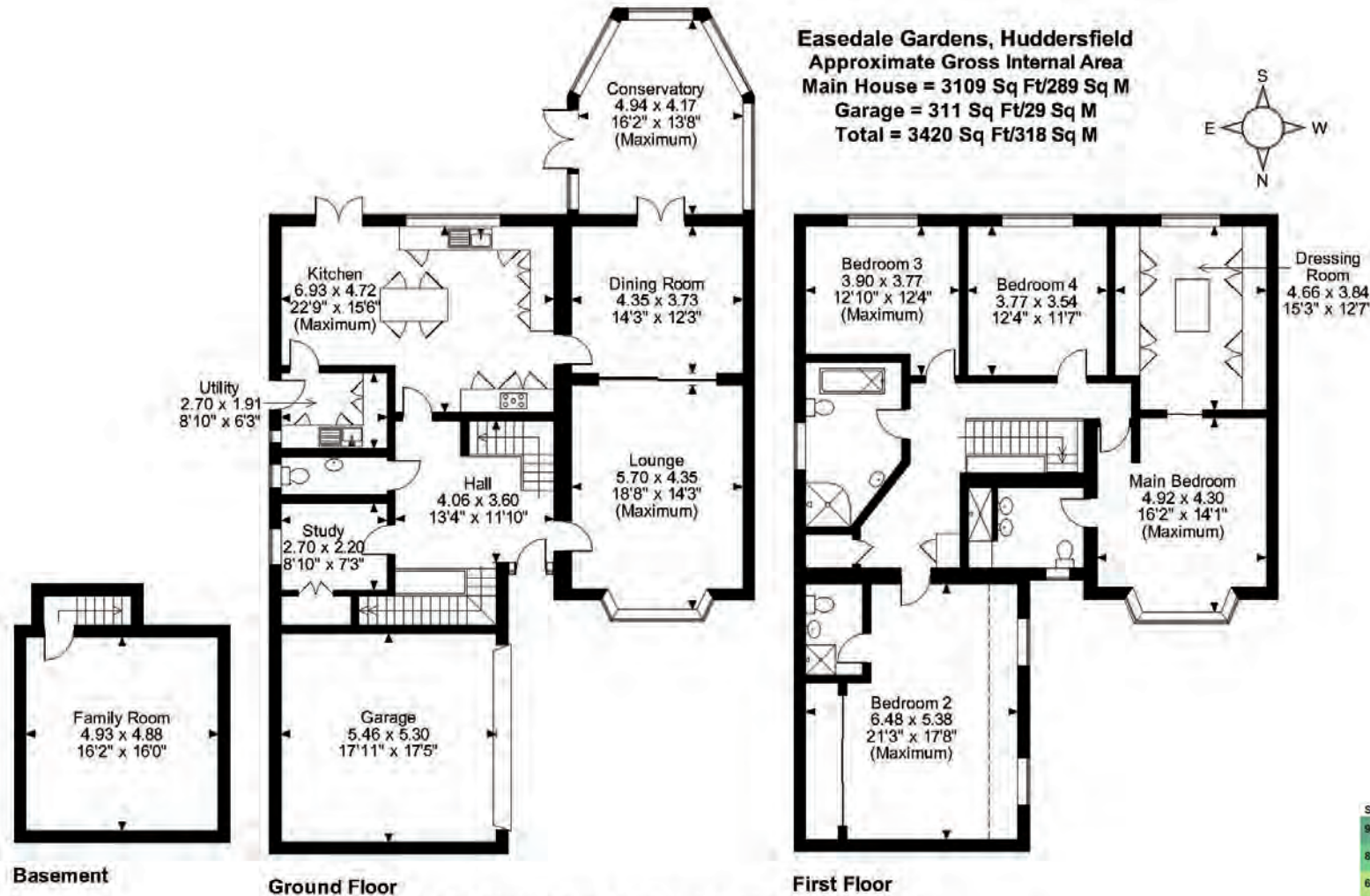
Directions

From New Hey Road turn onto Moor Hill Road which becomes Cowrakes Road. Turn right onto Easdale Gardens.





Easedale Gardens, Huddersfield
Approximate Gross Internal Area
Main House = 3109 Sq Ft/289 Sq M
Garage = 311 Sq Ft/29 Sq M
Total = 3420 Sq Ft/318 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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