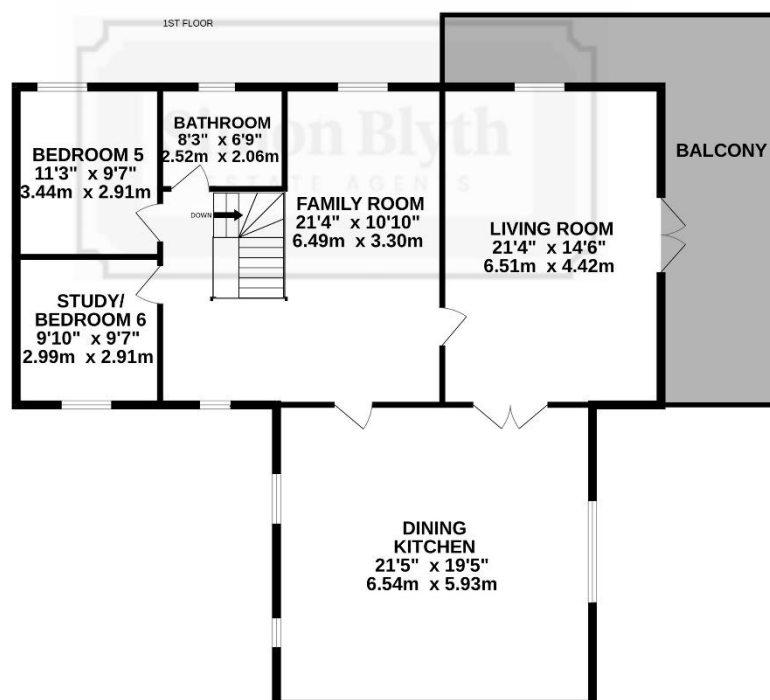
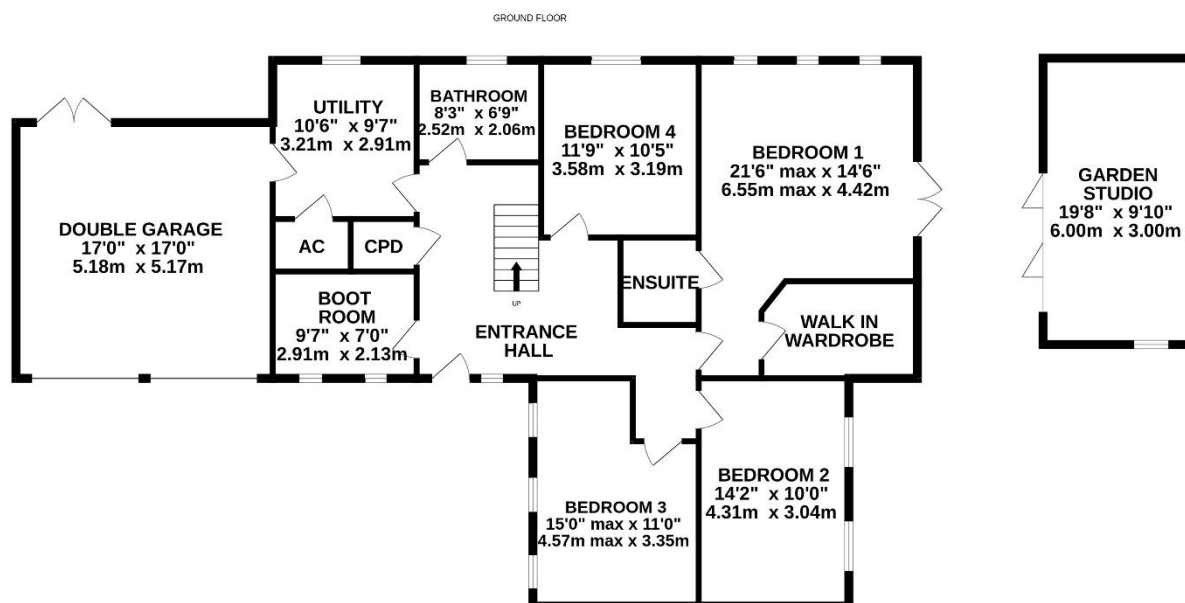




THE LODGE, FORD COURT, HOLMFIRTH, HD9 3YR



FORD COURT

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PROPERTY DESCRIPTION

A LARGER THAN MIGHT BE FIRST IMAGINED, COURTYARD STYLE, FAMILY HOME, OCCUPYING A MOST IMPRESSIVE CORNER PLOT, AND SITUATED IN THE SOUGHT-AFTER DEVELOPMENT OF FORD COURT. 'THE LODGE' BOASTS UNINTERUPPTED, PANORAMIC VIEWS ACROSS THE VALLEY, GENEROUS GARDENS WITH A MULTI-PURPOSE STUDIO AND IS COMPLIMENTED BY SPACIOUS AND VERSATILE ACCOMMODATION.

The property accommodation briefly comprises of entrance hall, boot room with bespoke fitted furniture, four well-proportioned bedrooms, bathroom, and spacious utility room. The principal bedroom has ensuite shower room and dressing room. To the first floor is a spacious landing which is utilised as a family room, lounge with fantastic balcony, open-plan dining-kitchen, two further bedrooms and the house shower room. Externally the property has a block paved driveway to the front providing a wealth of parking, to the rear is a stunning corner plot garden, with flagged patio with sheltered area beneath the balcony, substantial lawn, additional seating areas and a multi-purpose studio/garden office.

EPC rating: TBC Council tax: F Tenure: Freehold

Offers Around £850,000

ENTRANCE HALLWAY

Enter the property through a double-glazed front door into a spacious entrance hall. The entrance hall features attractive tiled flooring, a double-glazed window with natural stone sill to the front elevation, a carpeted staircase with twin handrail and chamfered, spindle balustrade leads to the galleried landing and there are oak doors giving access to the bedroom and bathroom accommodation, the boot room and the cupboard which houses the manifold for the underfloor heating system. There is inset spotlighting to the ceiling and a fabulous, exposed, timber beam on display.



BOOTROOM

Measurements – 9'7" x 7'0"

The tiled flooring continues through from the entrance hall into the boot room which features two double-glazed windows to the front elevation. There is a ceiling light point, underfloor heating and bespoke, fitted furniture with cloak rails, bench seating and ample storage for coats and boots.



UTILITY ROOM

Measurements – 10'6" x 9'7"

The utility room features fitted wall and base units with Shaker-style, oak cupboard fronts and with complementary, granite work surfaces over, which incorporate a single-bowl, stainless steel, inset sink unit with a bevelled drainer and chrome mixer tap over. There is plumbing and provision for an automatic washing machine and space for a tumble dryer, tiling to the splash areas, a ceiling light point and a double-glazed window to the rear elevation. The utility room has an oak door which encloses the airing cupboard, and which benefits from fitted shelving, a ceiling light point, part-tiled flooring and houses the hot water cylinder and a timber and glazed door then leads into the double garage.



DOUBLE GARAGE

Measurements – 17'0" x 17'0"

The garage features two, remote controlled, sectional up-and-over doors. There is lighting and power in situ and twin doors to the rear of the garage which give access to the rear garden. Additionally, there is a loft hatch giving access to the useful attic space and the garage also houses the floor-mounted, Worcester-Bosch boiler.

BATHROOM

Measurements – 8'3" x 6'9"

The tiled flooring continues through from the entrance hall into the house bathroom which features a modern, contemporary three-piece suite, comprising a free-standing, double-ended bathtub with shower head mixer tap, a low-level w.c. with push-button flush and a pedestal wash handbasin with chrome, Monobloc mixer tap. There is tiling to dado height, inset spotlighting to the ceiling, a shaver point and extractor fan. Additionally, there is a chrome, ladder-style radiator and a double-glazed window with obscure glass and tiled sill to the rear elevation.



BEDROOM ONE

Measurements – 21'6" max x 14'6"

As the photography suggests, bedroom one is a generously proportioned, light and airy double bedroom which has ample space for free-standing furniture. There are three double glazed windows to the rear elevation and double-glazed French doors to the side elevation giving direct access to the gardens and taking full advantage of stunning, open-aspect views across the gardens and grounds and with far-reaching views towards Emley Moor mast. The principal bedroom has inset spotlighting to the ceiling as well as a ceiling light point. Oak doors then give access to the walk-in wardrobe and the en-suite shower room.





EN-SUITE SHOWER ROOM

The en-suite shower room features a modern, white, three-piece suite which comprises a low-level w.c. with push-button flush, a broad, pedestal wash handbasin with chrome, Monobloc mixer tap and a quadrant-style, step-in shower cubicle with thermostatic shower. There is part-panelling and part tiling to the splash areas, tiled flooring, inset spotlighting to the ceiling and an extractor fan. Additionally, there is a chrome, ladder-style radiator and shaver point.



WALK IN WARDROBE

The walk-in wardrobe features two banks of floor-to-ceiling, fitted robes with hanging rails, shelving and drawer units in situ. There is display shelving, a ceiling light point and carpeted flooring.

BEDROOM TWO

Measurements – 14'2" x 10'0"

Bedroom two is a particularly light and airy double bedroom which has ample space for free standing furniture. There are two double-glazed windows to the side elevation which offer superb, open-aspect views across the valley and a there is a ceiling light point.



BEDROOM THREE

Measurements – 15'0" max x 11'0"

Bedroom three is situated at the front of the property and again enjoys a wealth of natural light which cascades through the double-glazed windows to the side elevation and a ceiling light point.



BEDROOM FOUR

Measurements – 11'9" x 10'5"

Bedroom Four is a double bedroom which has ample space for free-standing furniture. There is a ceiling light point and a three-quarter depth window to the rear elevation which has fabulous views across the property's gardens.



GALLERIED LANDING

Measurements – 21'4" x 10'10"

Taking the kite-winding staircase from the entrance hall, you reach the galleried landing which is particularly spacious and multi-purpose. It enjoys natural light cascading through dual-aspect windows with a double-glazed window with Yorkshire stone sill to the front elevation and a larger window to the rear elevation, taking advantage of views across the property's gardens. There is oak flooring, a wooden banister with chamfered, spindle balustrade over the stairwell head, inset spotlighting as well as a chandelier point and a loft hatch with drop-down ladder which gives access to a useful attic space. The galleried landing area is currently utilised as a family room for recreational use and entertainment, however, as the floor layout plan and the photography suggest, this space offers a multitude of potential uses for the prospective buyer.



LOUNGE

Measurements – 21'4" x 14'6"

The lounge is a generous proportioned, light and airy reception room which benefits from dual-aspect windows with a double-glazed window to the rear elevation with views across the property's gardens and with French doors to the side elevation, offering breathtaking, panoramic views across the property's gardens, surround countryside and with far-reaching views towards Emley Moor mast. The lounge features fabulous, exposed, timber beams to the ceiling, a central ceiling light point and three wall light points. Twin oak doors then give access to an impressive, open plan dining kitchen. There are two radiators and the focal point of the room is the cast iron, Contura, log burning stove which is set upon a raised, stone hearth.





BALCONY

Accessed out of the French doors from the open-plan dining-kitchen and family room is the fabulous balcony, with brushed chrome handrail and glazed balustrade, composite deck flooring and offering a superb space for sitting out and enjoying panoramic views across the valley.



OPEN PLAN DINING KITCHEN

Measurements – 21'5" x 19'5"

A most impressive, generously proportioned room with dual-aspect windows enjoying natural light with two double-glazed windows to one side elevation and a bank of mullioned windows which have fantastic open aspect views as far as the eye can see. The open plan dining kitchen room has an exposed stone wall, exposed, timber beams to the ceiling, inset spotlighting and attractive, tiled flooring and two radiators. The kitchen features a wide range of fitted wall and base units with Shaker-style, oak cupboard fronts and with complementary, granite work surfaces over which incorporate a Franke Villeroy and Boch Belfast sink unit with chrome mixer tap over and a bevelled drainer. There is space and provisions for a five-ring, range cooker with canopy style cooker hood over, under-unit lighting and tiling to the splash areas. The kitchen features glazed display cabinets, an integrated dishwasher, a fabulous breakfast island, for informal dining and food preparation and this area then seamlessly leads onto the dining and family area with the windows to the front elevation giving pleasant views onto the courtyard and of neighbouring fields and countryside.



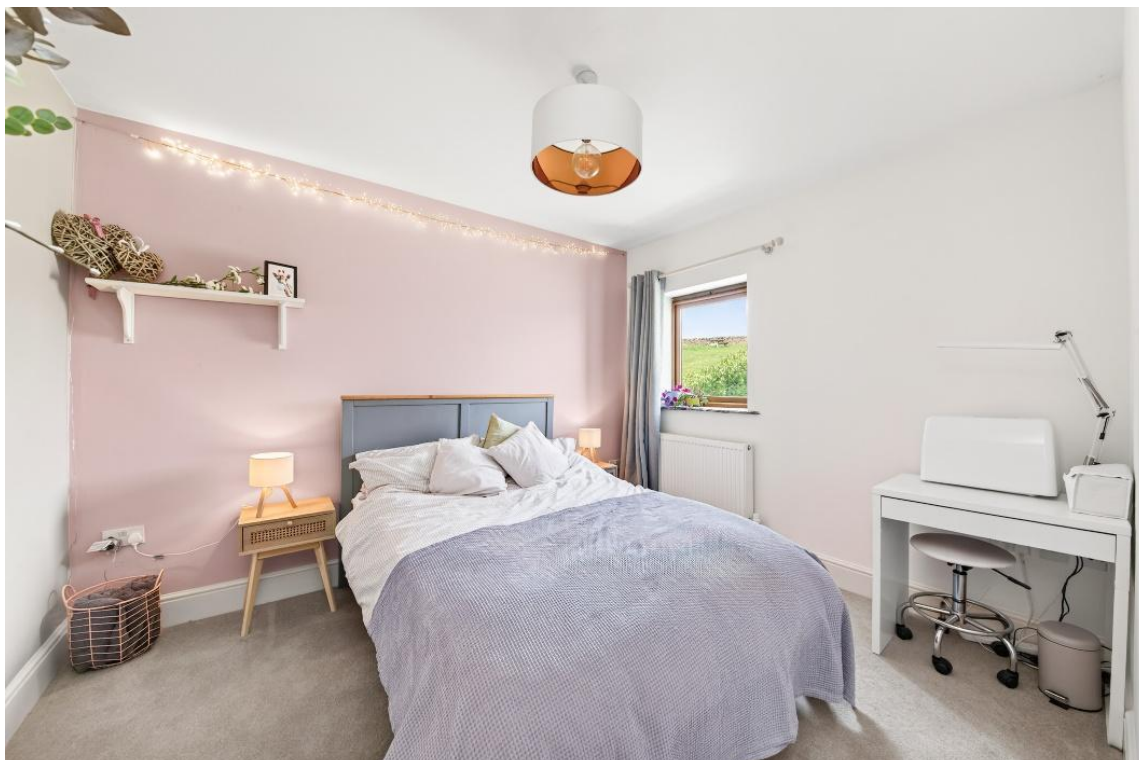




BEDROOM FIVE

Measurements – 11'3" x 9'7"

Bedroom five is a light and airy double bedroom which has ample space for free standing furniture. The room is decorated to a high standard and features a central, ceiling light point, a radiator and a double-glazed window to the rear elevation with pleasant views and a stone sill.



BEDROOM SIX / OFFICE

Measurements – 9'10" x 9'7"

Situated to the front of the property, bedroom six/home office is a multi-purpose and versatile room. It can accommodate a double bed with space for free-standing furniture and it features a bank of double-glazed windows with stone sill to the front elevation which has pleasant views over rooftops, open fields and countryside. There is also a radiator.



SHOWER ROOM

Measurements – 8'3" x 6'9"

The shower room features a modern, contemporary, three-piece suite which comprises a step-in shower enclosure with thermostatic shower point, a low-level w.c. with push-button flush and a broad, pedestal wash handbasin with chrome, Monobloc mixer tap. There is tiled flooring and tiling to dado height on the walls, inset spot lighting to the ceiling, an extractor fan, double-glazed window with obscure glass to the rear elevation and an additional, internal window to the rear of the room with obscure glass which provides borrowed light into the landing.



FRONT EXTERNAL

Externally the property is situated in a quiet courtyard setting and occupies a generous corner plot. The property features a block paved double driveway which leads to the double garage, there is an EV point and a ginnel which proceeds to the rear garden. Immediately to the front of the property is a further block paved area for additional parking/turning. An Indian stone flagged pathway then leads to the front door; there are external up and down lights and with flower and shrub beds. To the right-hand side, a walkway leads to the lower patio in the rear garden.



REAR EXTERNAL

As the aerial photography suggests, the property occupies a most impressive, corner plot. The rear garden is laid predominantly to lawn and seamlessly blends into fantastic, open-aspect, panoramic views across the valley and of open fields and surrounding countryside. There is an Indian stone flagged patio, ideal for alfresco dining, barbecuing or entertainment which is given shelter by the terrace above. The patio area then extends to the side where there is space and provision for a hot tub which is given a degree of privacy and shelter from mature shrubs and bushes. The gardens are equipped with external up-and-down lights, external power point and an external tap. There is an additional seating area to the top of the garden with a stone retaining wall which takes advantage of the fabulous views and there are part-fenced, part-hedged and part-dry-stone wall boundaries and stepping stones over the lawn area leads to the additional multipurpose studio/garden office.







STUDIO / GARDEN OFFICE

Measurements – 19'8" x 9'10"

This fabulous, multi-purpose space has a variety of uses. Accessed via anthracite, aluminium, bi-folding doors from the front elevation, the room is equipped with lighting, power and high-quality flooring. Additionally, there is a bank of bi-folding doors with integrated blinds to the rear elevation, as well as an additional floor-to-ceiling window with obscure glass to the side elevation.



ADDITIONAL INFORMATION

EPC rating – TBC

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – F

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

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01924 361631

Huddersfield
01484 651878

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01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

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01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259