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**Finest**

*A Collection of Yorkshire's Finest Homes*

Spring Court, St. Helens Gate

Huddersfield



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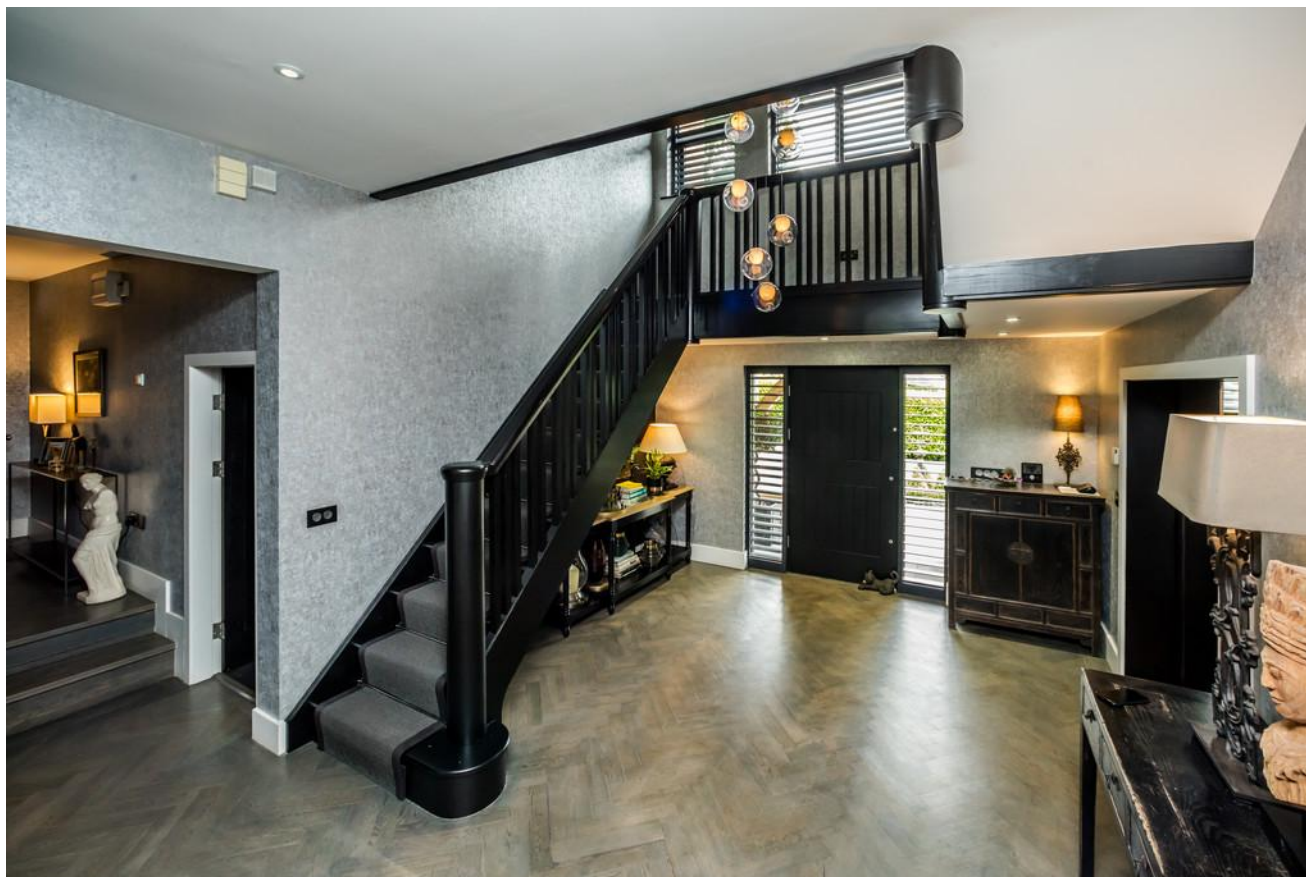
Huddersfield

£1,700,000

SPRING COURT IS A STUNNING AND LUXURIOUS FIVE-BEDROOM PROPERTY THAT HAS UNDERGONE METICULOUS RENOVATION TO ACHIEVE AN EXCEPTIONAL STANDARD. THIS REMARKABLE HOME PRESENTS CONTEMPORARY LIVING AT ITS FINEST, ADORNED WITH A WEALTH OF HIGH-END FEATURES SUCH AS A PRIVATE BAR FOR HOSTING GUESTS, A COZY CINEMA ROOM FOR ENTERTAINMENT, AND A HOME GYMNASIUM THAT SEAMLESSLY CONNECTS TO THE GARDEN THROUGH BI-FOLD DOORS. NESTLED IN THE SOUGHT-AFTER VILLAGE OF ALMONDBURY, THIS CUSTOM-BUILT RESIDENCE PROVIDES EFFORTLESS ACCESS TO LOCAL AMENITIES, MAKING IT AN IDEAL CHOICE FOR THOSE SEEKING A BLEND OF CONVENIENCE AND SOPHISTICATION.

The interior of this elegant property harmoniously fuses sophisticated design with modern practicality. Each window is adorned with New England-style shutters, evoking a classic charm throughout the house. Underfloor heating is installed throughout, ensuring a comfortable living environment, while individual thermostats in each room allow for personalized temperature control. LED lighting fixtures are thoughtfully placed across the property, offering both energy efficiency and the ability to tailor the ambiance with dimmer switches.

The property's sweeping private gated driveway offers ample parking for multiple vehicles, leading to a double garage for added convenience. The private south-facing gardens at the rear have been beautifully landscaped, featuring a lush lawn area and a spacious terrace perfect for outdoor entertaining. Additionally, the Courtyard kitchen garden provides a tranquil space to enjoy a morning coffee, surrounded by mature trees and shrubs.



For added versatility, the property includes a self-contained "Loft" annexe apartment complete with a stylish open-plan living and dining area, a fully equipped kitchen, a double bedroom, and a bathroom. This space is ideal for accommodating guests or extended family members. Each room within this exquisite property is meticulously designed, offering a move-in-ready experience for homeowners looking to immediately indulge in their new residence.

### **ENTRANCE HALL**

An exquisite open space featuring luxury parquet flooring and double doors that beckon you into the elegant bar area. From the entrance hall, you seamlessly transition into the cosy kitchen and ascend the stairs to the first floor. Another hallway offers access to the office, utility room, and staircase leading to the annex.

### **THE BAR**

A captivating space rivalling some local bars, the handmade bar boasts a solid concrete work surface, accommodating four stalls. Complete with fridges, ale, and lager pumps, this bar area exudes sophistication. Double doors connect to the gym, while a single doorway leads to a convenient WC.

### **GYM/RECEPTION ROOM**

A spacious area suitable for gym equipment or as an additional reception area, adorned with vaulted ceilings, oak beams, and Velux roof windows. Bifold doors open up to the picturesque south-facing garden. This room could also be used as another reception/living room.

### **BAR WC**

Featuring a sleek concealed system WC with a hidden washbasin and tiled splashback for a touch of elegance.

### **CINEMA ROOM**

A cozy retreat to unwind and enjoy the latest blockbusters, offering a dual-aspect view overlooking the serene rear garden and terrace. Equipped with a state-of-the-art speaker system, a detachable 90-inch cinema screen, and controlled via a user-friendly iPad system.

### **THE SNUG**

A fantastic family space perfect for relaxation, TV viewing, or leisurely reading. French doors lead to the sunlit south-facing garden and terrace, seamlessly transitioning into an informal dining area and kitchen diner. The room is adorned with charming New England style shutters.

### **KITCHEN/BREAKFAST ROOM**

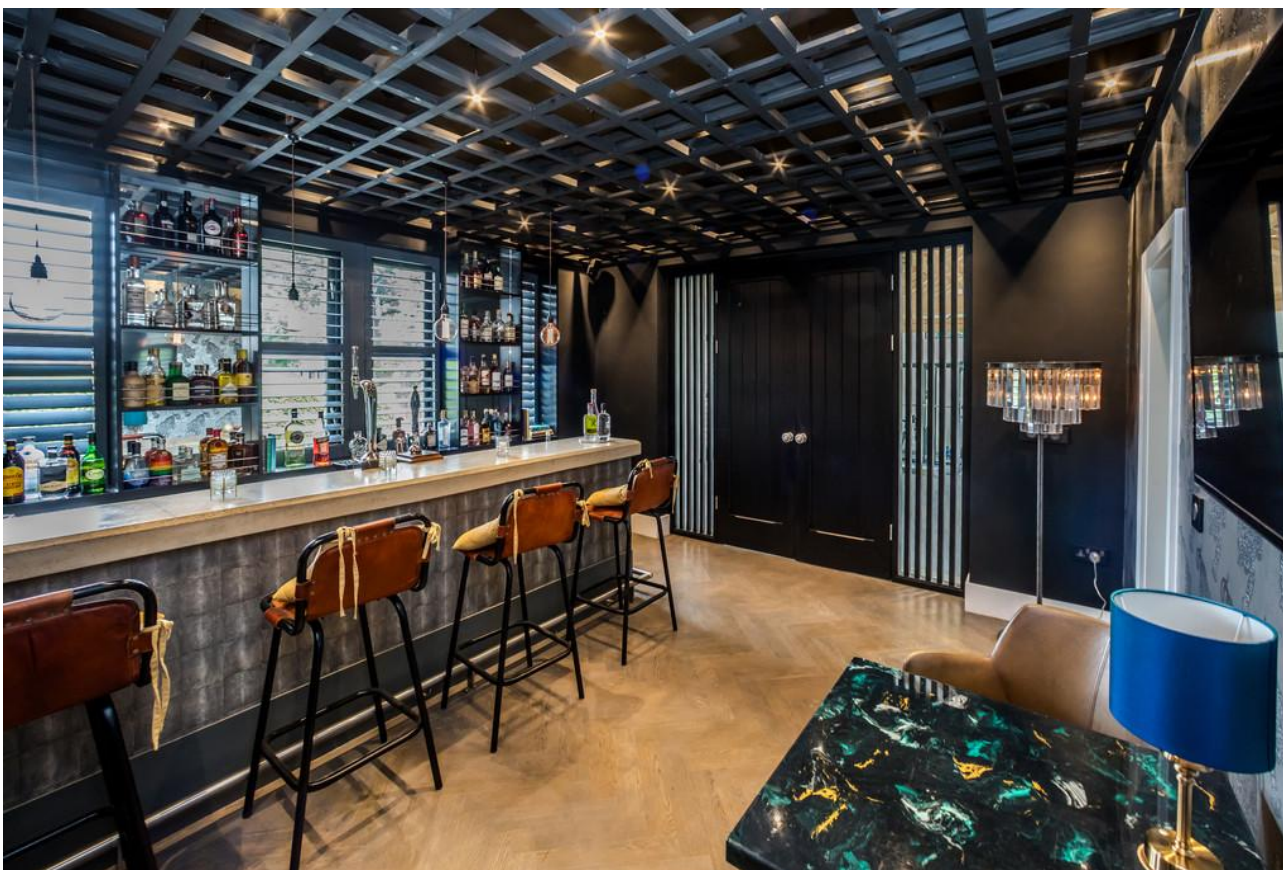
At the heart of this elegant residence lies the exceptional bespoke kitchen, boasting meticulously handcrafted units, luxurious stone work surfaces, and a charming breakfast bar accommodating four guests with ease. Equipped with a double-fronted Miele fridge, a spacious freezer drawer, a wall-mounted wine cooler, a dishwasher, and double Blanco sinks featuring a convenient waste disposal unit and a versatile mixer tap with a hose attachment. The kitchen further offers the convenience of electric and gas Arga cookers, complemented by an indoor BBQ

grill and a Teppanyaki plate. This culinary masterpiece strikes a harmonious blend of functionality and sophistication, creating an ideal setting for hosting gatherings and entertaining both family and friends in style.

### **DINING ROOM**

A versatile yet sophisticated space ideal for elegant dinner parties and special gatherings such as Christmas. Offering generous room for a large dining table and chairs to welcome both family and guests, the room features a vaulted ceiling adorned with four roof windows and two additional windows framing views of the picturesque courtyard garden, infusing the area with an abundance of natural light. Revel in the seamless transition between indoor and outdoor living with bifold doors opening out to the terrace, creating a perfect setting for enchanting alfresco dining experiences. Enhanced with elegant New England style shutters and complemented by a cosy wood-burning stove, this room radiates a blend of warmth and refined sophistication for memorable dining occasions.





### **OFFICE**

A versatile and functional space that offers endless possibilities, currently utilised as an office by the owners. Featuring four windows overlooking the front of the property and two walls adorned with wooden paneling, this room provides a perfect blend of comfort and productivity.

### **HALL WAY**

Step onto tiled flooring guiding you towards the door opening to the tranquil courtyard garden, while a set of stairs leads up to the annex area. Adjacent to this, another doorway leads to the utility room.

### **UTILITY ROOM**

Discover another delightful space featuring practical floor and wall-mounted storage units, complemented by wooden surfaces and a central island. Equipped with provisions for a washing machine and fridge freezer, the room also offers multiple sets of built-in cupboards and drawers, providing ample storage solutions. Additionally, a separate door leads to a lobby area granting access to a WC, the garage, and additional covered storage space.

### **WC**

This tastefully appointed WC showcases half-tiled walls, a sleek flush WC, a pedestal washbasin, and a frosted glass window offering a serene view to the rear, ensuring both functionality and aesthetic appeal in this essential space.

### **DOUBLE GARAGE**

A spacious double garage featuring convenient electric roller doors. Complete with full power and lighting, this versatile space is ideal for housing vehicles or providing ample storage. Additionally, two wall-mounted boilers efficiently service the property.

### **THE ANNEX**

Nestled within the stunning property, the annex offers a fabulous self-contained apartment. Upon entering through a single doorway, you are greeted by a welcoming hallway leading to the bedroom and the charming living room/kitchen area.

### **ANNEX BATHROOM**

Step into this fabulous room showcasing a wall-mounted washbasin with a stylish waterfall tap and a storage cupboard underneath. A luxurious roll-top bath with a soothing waterfall tap feature and a handheld shower attachment create a relaxing ambiance. Completing the space is a low-level flush WC for added convenience.

### **ANNEX KITCHEN/LIVING ROOM**

An inviting open-plan area with a window offering views of the front of the property, accompanied by three Velux roof windows that flood the space with natural light. The annex kitchen area is fully equipped with sleek floor and wall-mounted handleless high gloss storage units. Featuring a wine fridge, oven with a ceramic hob, and a stylish one and a half bowl sink with a stainless steel mixer tap, this kitchen area also includes a bar space for added convenience. Integrated appliances, such as a dishwasher and undercounter fridge, make this area perfect for hosting guests.

### **BEDROOM FIVE**

A charming room featuring cozy carpeted flooring and a window providing a tranquil view of the courtyard garden. The room is further enhanced by fitted wardrobes, offering both practicality and style.



### **MAIN HOUSE LANDING**

Step onto the stunning landing bathed in natural light from three windows, showcasing a breathtaking Brus light fitting. The doors lead to the bedrooms, bathroom, and the luxurious Master suite, welcoming you into a realm of elegance and comfort.

### **BEDROOM**

A generously sized guest room featuring plush carpet flooring and windows overlooking the front of the property. Adorned with charming New England style shutters, this room exudes cosiness and style, with an adjoining door leading to an inviting ensuite.

## ENSUITE

Indulge in the lavish ensuite, boasting a roll-top bath, a pedestal washbasin, and a low-level flush WC. Floor-to-ceiling wall tiles complement a refreshing rain shower with a handheld attachment, offering a soothing retreat with stunning views of the rear property surroundings.

## BEDROOM

Enter another inviting guest room adorned with floor-to-ceiling casement windows, offering serene views of the lush rear garden and terrace. A convenient door leads to a modern wet room ensuite, providing a touch of luxury and comfort for guests.



## WET ROOM

Experience luxury in this stylish ensuite featuring a sophisticated wet room with a large rainfall showerhead. A towel rail adds convenience, while a designer washbasin and low-level flush WC enhance the elegant ambiance. Floor-to-ceiling ceramic wall tiles and a standout tiled shower area complete the contemporary design, elevating the guest's experience to a new level of comfort and sophistication.

## MAIN BATHROOM

Step into this fabulous and spacious room that offers a large wet room walk-in shower featuring a luxurious rainfall showerhead. Two stylish fire basins with chrome mixer taps add a touch of sophistication. You'll appreciate the floor-to-ceiling wall tiles and a striking feature wooden-paneled wall. A catchpole and Rye roll-top bath with hand shower attachments provide a touch of elegance. Complete with modern amenities including a low-level flush WC and bidet, this bathroom offers both comfort and style.

## MAIN BEDROOM SUITE

Enter the stunning bedroom suite with double aspect windows offering delightful views of the south-facing garden and terrace. A dressing area with fitted wardrobes leads to an ensuite bathroom, completing this luxurious retreat within your home.

## **ENSUITE**

Prepare to be pampered in the ensuite bathroom featuring a fitted vanity area with two Victoria and Albert wash basins equipped with chrome mixer taps. Double mirrors and storage cupboards on each side offer convenience and elegance. Indulge in the large wet-style walk-in shower with a rainfall showerhead, providing a luxurious bathing experience. Enjoy the scenic views from double aspect windows overlooking the property and the courtyard garden. The dressing area boasts fitted wardrobes and storage drawers underneath, creating a functional and stylish space for your daily routine.

## **BEDROOM/DRESSING ROOM**

Currently utilised as a dressing room, this versatile space could effortlessly transform into a cozy bedroom if desired. Offering four windows with a view of the front property and ample storage in the form of large fitted wardrobes, this room provides both functionality and comfort.

## **OUTSIDE**

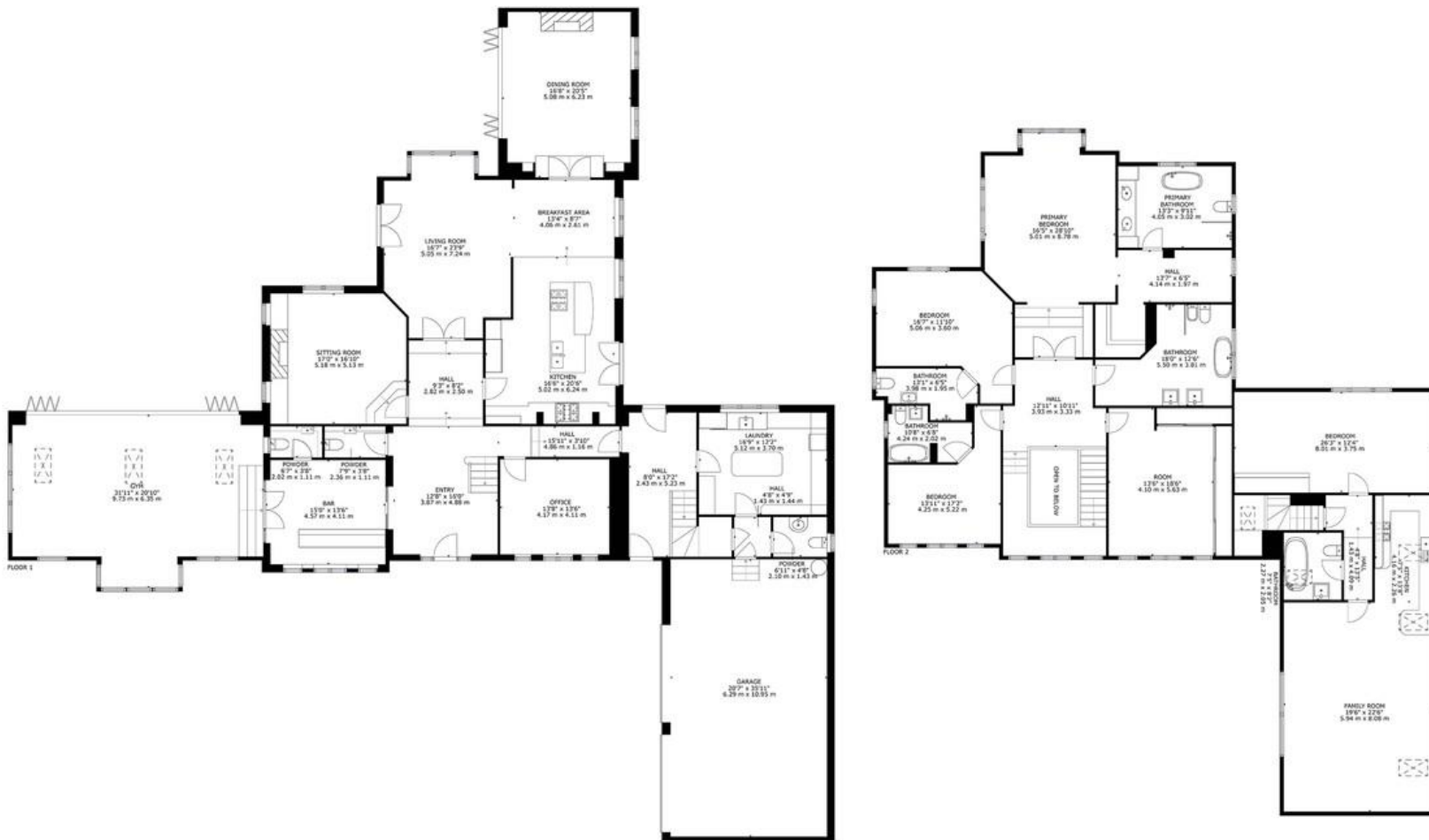
At the front of the property, a grand driveway with private gates welcomes you to ample off-street parking for multiple vehicles before leading to the double garage. An inviting oak porch guides you into the entrance hall, setting the tone for the home's elegance.

Towards the rear, the expansive gardens feature a south-facing lawn and a spacious sun terrace, providing a perfect setting for outdoor relaxation. Additionally, a garden office with ample lighting complements the outdoor space, along with a secondary garden area on a lower level. A charming courtyard garden accessible from the kitchen and office offers a serene spot for enjoying a cup of coffee. The paved courtyard is adorned with mature rocks, trees, and shrubs, while a greenhouse provides a space for gardening enthusiasts to nurture their plants.

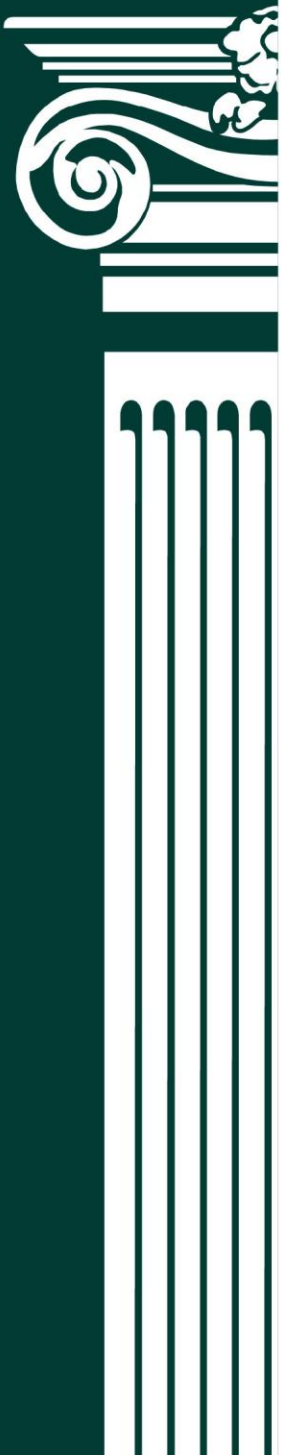
## **AGENT NOTES**

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.





GROSS INTERNAL AREA  
 FLOOR 1: 3358 sq.ft, 312 m<sup>2</sup>, FLOOR 2: 3110 sq.ft, 289 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 742 sq.ft, 69 m<sup>2</sup>  
 TOTAL: 6469 sq.ft, 601 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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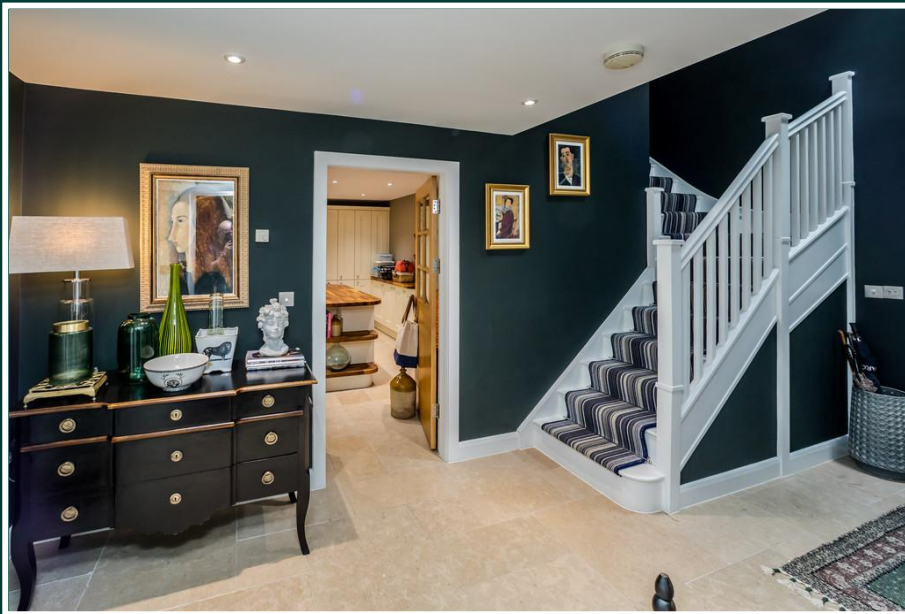


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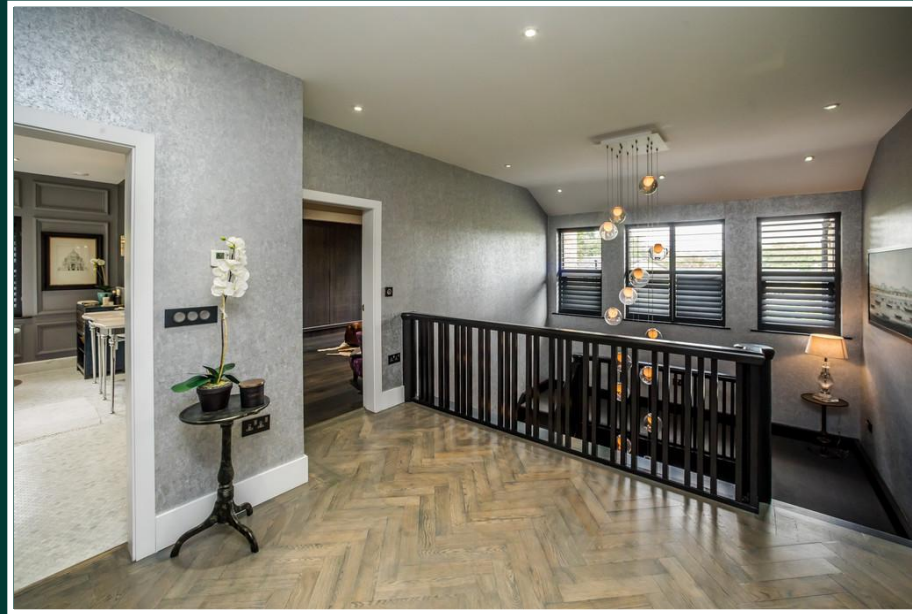


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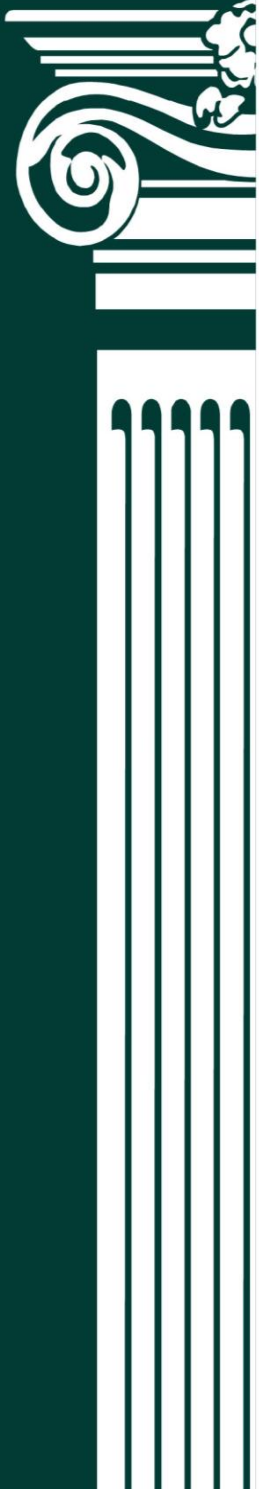


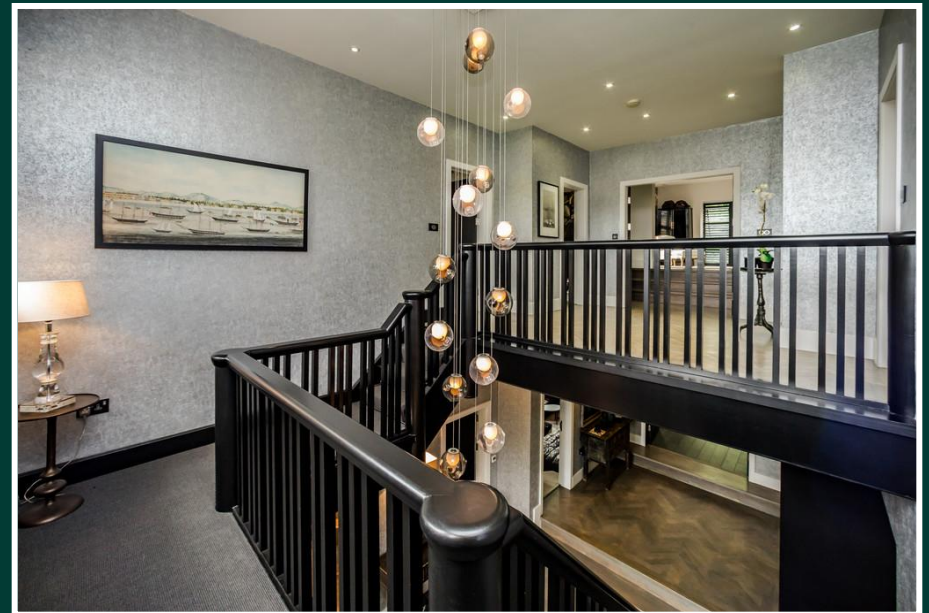


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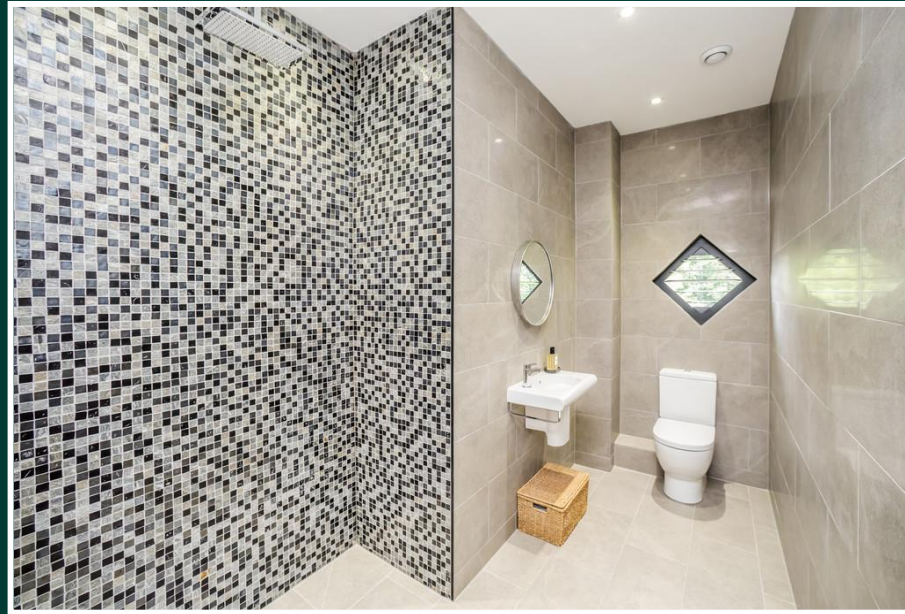
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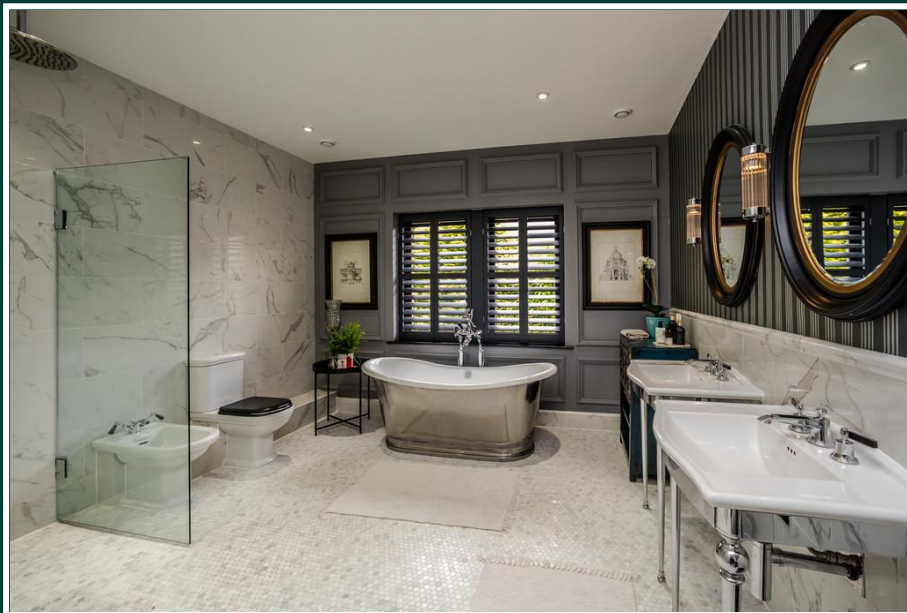
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