



## Ashgrove House

Elland, HX5 9JB

Offers Over £375,000



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Nestled on Elland Road, this exquisite townhouse is part of The Courtyard, a prestigious development comprising just ten elegant properties. Set within the stunning 40-acre Parkland Estate of Ashgrove, this home offers a unique blend of luxury and natural beauty, overlooking a picturesque landscape of trees and water.

The property boasts two spacious reception rooms, perfect for both relaxation and entertaining. The open-plan kitchen, dining, and living area is particularly impressive, providing a generous space for everyday living and social gatherings while the basement level adds a cinema room, home office and bar space. With three well-proportioned bedrooms, including a magnificent master suite that occupies the entire first floor, this home exudes a sense of space and comfort.

The two bathrooms are finished to an exceptional standard, ensuring convenience and style for all residents. The development itself is surrounded by delightful parkland, featuring a lake, canal, and ancient woodland, creating a serene and tranquil environment. Despite its peaceful setting, the property is conveniently located just five minutes from the M62, providing easy access to both Leeds and Manchester.

The Courtyard is not only a home but a lifestyle, offering a unique opportunity to reside in a beautifully designed space within a breathtaking natural setting. We highly recommend a viewing to fully appreciate the charm and elegance of this remarkable property.

## Entrance Hallway

An entrance door opens to a reception hall which has a staircase to the first floor.

## Open Plan Living Area

The spacious ground floor presents a contemporary styled open plan living area flooded with an abundance of natural light. Two sets of double French doors set into an arch top surround immediately offers a glimpse over the south facing garden and parkland to a delightful panoramic rural backdrop. This room invites the outdoor inside and is extremely social being open plan to the dining kitchen. The

room features a woodburning fireplace with shelving and built in storage to the alcoves.

## Kitchen

The kitchen area is presented with a high-quality range of fitted kitchen furniture benefiting from granite work surface and up-stands with a complimentary glass splash back over and a full complement of high quality appliances.

## Lower Ground Floor Entertaining Space

The lower ground floor basement offers versatile accommodation being ideal as an occasional 4th bedroom, gym, home office or cinema. Currently set up as a cinema room with a bar and home office, the room has mood lighting, a feature media wall and an island with a built in wine fridge and storage space.

## Master Bedroom Suite

To the first floor a master suite is positioned to the south elevation with windows commanding impressive rural views over the grounds, canal and magnificent panorama back drop. Ceiling spotlights and pendant lighting add layers of contrast and provide a great focal point against the feature wall above the bed.

## Walk In Wardrobe

A walk-in dressing room has built-in double wardrobes to two walls and provides access to the En-suite.

## En-Suite

Presented with a five-piece suite including 'his and hers' wash hand basins with waterfall feature taps, a freestanding double ended bath, a step-in shower and a W.C. With grey tiling featuring inset shelves with integrated lighting, this room is a standout feature.

## Bedroom Two

A double bedroom with a south facing aspect capitalising on the outstanding panoramic rural views with two velux windows. The room has built-in wardrobes and storage cupboards light grey carpets and ceiling spotlights.

## Bedroom Three

A double bedroom with built-in wardrobes and storage

cupboards, light grey carpets and ceiling spotlights and a velux window and blind.

### **Bathroom**

A three piece bathroom suite with a bath tub, over bath shower, hand basin, w/c and heated towel rail. The bathroom is tastefully tiled and has a skylight allowing natural light to flood the space.

### **Garage**

Directly opposite the home, the garage is ideal for parking and storage with an electrical supply and a mezzanine floor providing further functionality.

### **External**

To the front is a landscaped forecourt area providing off road parking. To the rear is a stone flagged patio with railings to the border, boasting a south facing aspect which overlooks the lake and landscape beyond. The property has an allocated parking space in the residents car park and a garage directly opposite the home.

### **Viewings**

Viewings are strictly by appointment only. Please contact Peter David Properties.

### **Directions**

For Satnav please use the postcode HX5 9JB

### **Mortgages**

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of

KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### **DISCLAIMER**

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. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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## Road Map



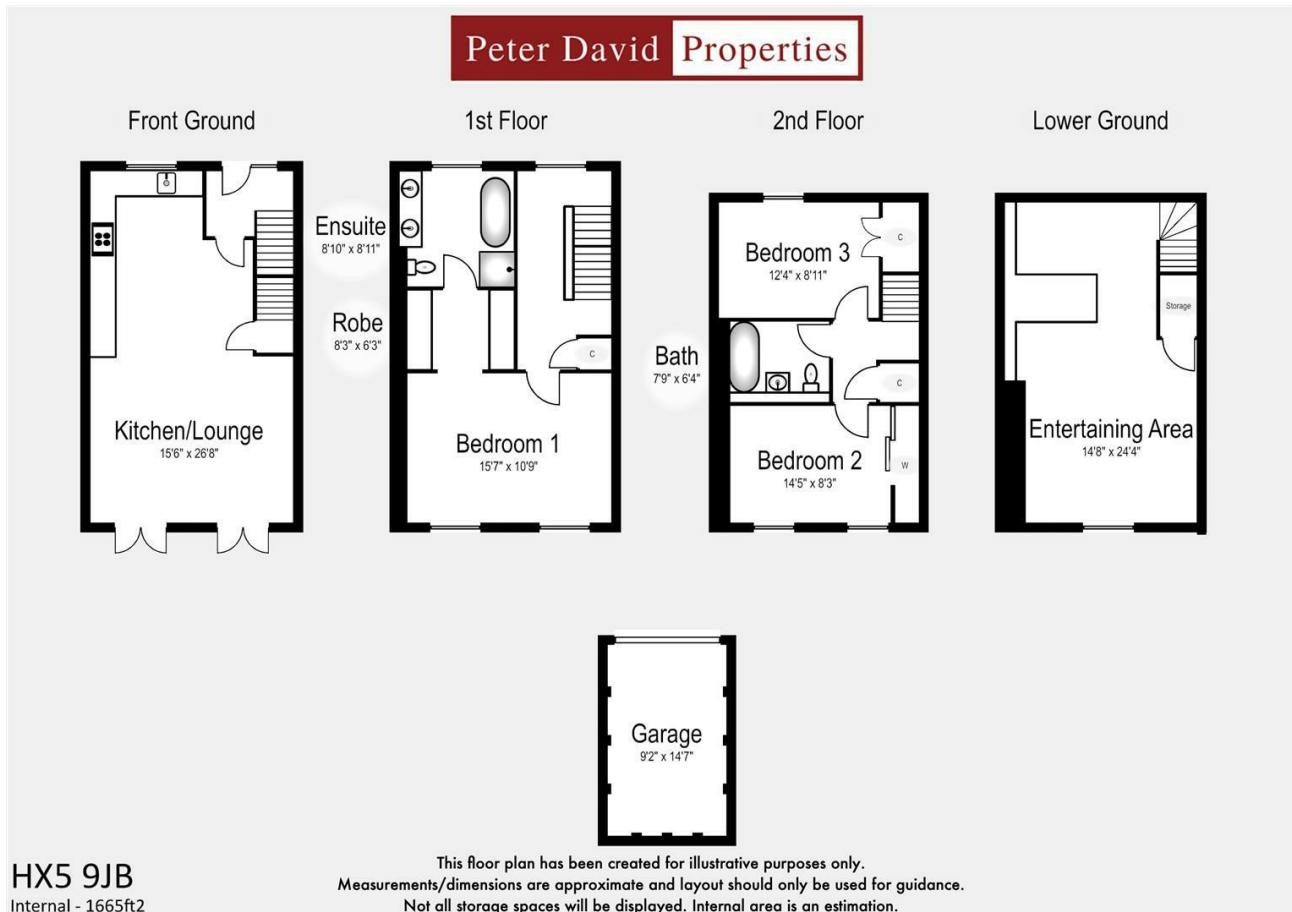
## Hybrid Map



## Terrain Map



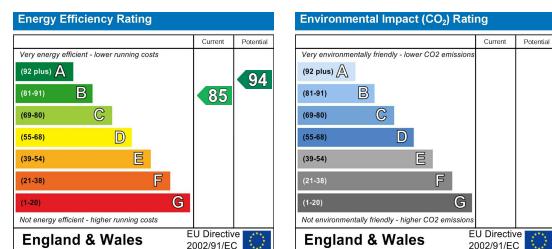
## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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