



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Cumberworth Lane
Lower Cumberworth, Huddersfield



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Offers Over £625,000

RECENTLY RENOVATED THROUGHOUT THIS IMPECCABLY PRESENTED, STYLISH HOME IS SIMPLY EXCEPTIONAL. WE CANNOT EMPHASISE ENOUGH WHAT A WONDERFUL HOME THIS IS, AND WE ARE CERTAIN ANY VIEWER WILL NOT FAIL TO BE IMPRESSED. LOCATED IN THE POPULAR VILLAGE OF LOWER CUMBERWORTH AND CLOSE TO EXCELLENT SCHOOLS, AMENITIES AND TRANSPORT LINKS.

ENTRANCE HALL

8' 6" x 8' 1" (2.59m x 2.46m)

Upon entering the home the attention to detail and style is immediately apparent. The hallway is a good size with a feature staircase rising to the first floor. Neutral décor meets beautiful keystone grey ceramic Italian marble effect flooring which is truly stunning. There is a downstairs W.C. an essential in any family home and doors lead through to the dining kitchen and lounge.

DINING KITCHEN

21' 7" x 13' 1" (6.58m x 3.99m)

The dining kitchen really has the WOW factor. Having a continuation of the Italian marble effect flooring from the hallway and neutral décor the kitchen has been recently reconfigured in design to fully utilise the space on offer.



There is an abundance of cream wall and base cabinets complimented with wooden work surfaces. Brand new kitchen appliances include an induction hob, dishwasher, oven and grill. The stylish black sink is conveniently located to the front which provides an idyllic view over the front garden and there is clever Bluetooth remote lighting which creates a warm ambience.

The dining area can comfortably house an 8 seater dining suite and is perfect for entertaining friends and family. French patio doors open out to the stunning rear garden.

UTILITY ROOM

8' 4" x 7' 5" (2.54m x 2.26m)

A must in any family home, the utility room has a sink, storage cupboards, plumbing for a washing machine and power for a tumble dryer. This area is extremely useful for storing coats and boots before entering the main home. The utility room houses the combi central heating boiler. An internal door that allows access to the garage.

SNUG/OFFICE

11' 5" x 9' 9" (3.48m x 2.97m)

Currently used as a second sitting room/playroom however this room offers a multitude of uses and would be a perfect home office for those who work from home or potentially even a further bedroom.

SITTING ROOM

21' 7" x 11' 5" (6.58m x 3.48m)

A wonderful lounge that echoes the superb style of the rest of the home. The main focal point of the room is the striking gas log burning stove which creates a warm and cosy ambience. Patio doors lead out to the beautiful rear garden and flood the room with natural light.

LANDING

14' 9" x 6' 1" (4.5m x 1.85m)

The landing area has a useful storage cupboard and doors lead to the four bedrooms and family bathroom.

MASTER BEDROOM

13' 3" x 9' 10" (4.04m x 3m)

Located to the front of the property, the master bedroom is of generous proportion again superbly presented. A door leads through to the ensuite and double doors lead through to the dressing room/bedroom 4.

ENSUITE

9' 2" x 5' 8" (2.79m x 1.73m)

White marble effect tiling meets contemporary black fixtures and fittings. A clean and crisp en-suite comprising sink with vanity cupboard, double shower, and heated towel rail.

BEDROOM 4/DRESSING ROOM

11' 7" x 9' 9" (3.53m x 2.97m)

Currently used as a dressing room however can very easily be changed into a further bedroom. Again double in size with a bank of sliding wardrobes. This bedroom is located to the rear of the property and a large window frames the beautiful garden and views beyond.

BEDROOM 2

11' 5" x 11' 6" (3.48m x 3.51m)

Located to the front of the property, this is a very good size double bedroom. Wooden fitted wardrobes provide maximum storage whilst allowing plenty of further space for other bedroom furniture.



BEDROOM 3

11' 5" x 9' 9" (3.48m x 2.97m)

To the rear again with the aforementioned views. A double size bedroom with plenty of space for free standing furniture.

BATHROOM

9' 7" x 6' 6" (2.92m x 1.98m)

Having the popular Herringbone tiling the family bathroom benefits from a bath with shower attachment, separate shower cubicle, W.C, wash hand basin and modern black heated towel rail. The views from the bathroom are stunning and can be enjoyed whilst you relax in a bubble bath.

DOUBLE GARAGE

18' 1" x 15' 9" (5.51m x 4.8m)

A double garage benefiting from electric remote door. The garage has a power and water supply therefore perfect for storing further household appliances if required. There is the opportunity to extend into and over the garage (STPP).

EXTERIOR

To the front of the property, there is ample off road parking for multiple vehicles with secure wooden gates. The front garden is a lovely place to sit and relax with a lawn area and private patio space for a table and chairs.

To the rear, the large enclosed lawn garden is an absolute delight! Having views towards Emley Moor Mast and being completely private and not overlooked. Currently, very low maintenance however has the scope for any budding gardener to have a blank canvas as this garden is bursting with potential.

FREQUENTLY ASKED QUESTIONS

Property Tenure - Freehold

Council Tax Band - E

Local Authority - Kirklees Council

Central Heating Type - Combi Boiler, Cylinder and Water Tank

Is the Property Listed? - No

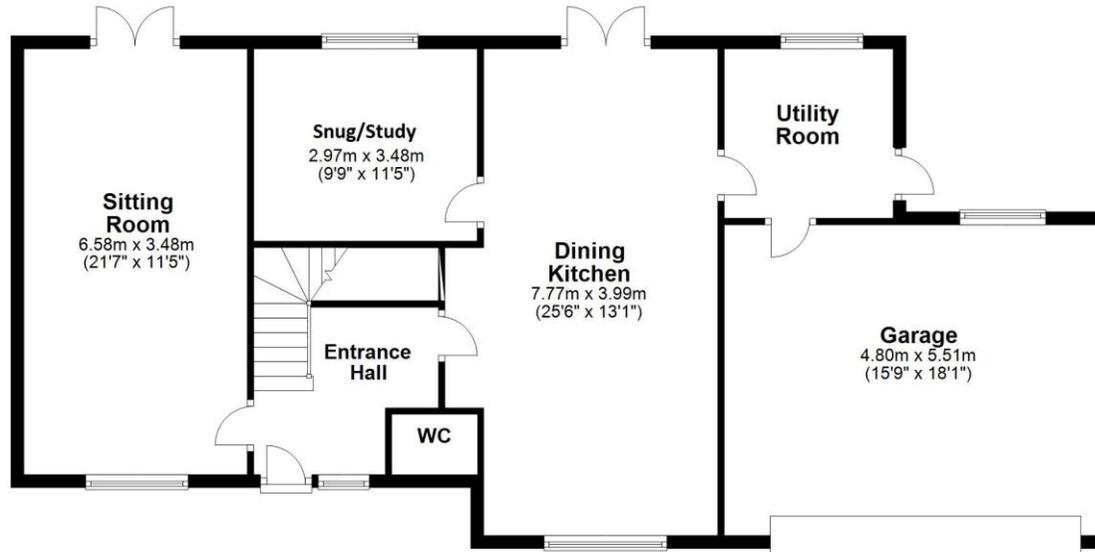
WHAT3WORDS

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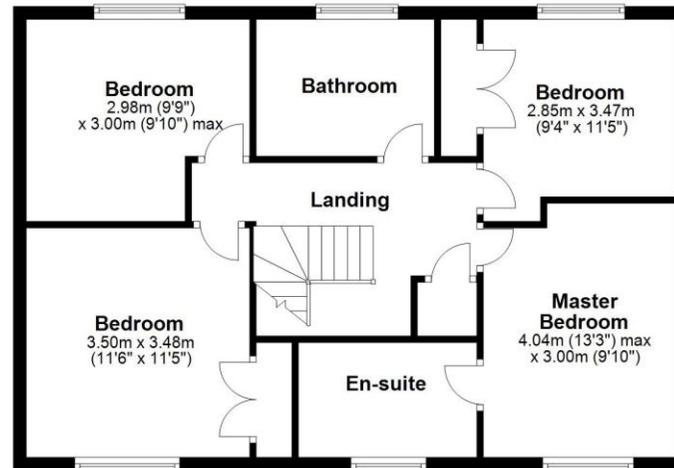
Ground Floor

Approx. 103.1 sq. metres (1109.6 sq. feet)



First Floor

Approx. 67.5 sq. metres (727.0 sq. feet)



Total area: approx. 170.6 sq. metres (1836.5 sq. feet)





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org

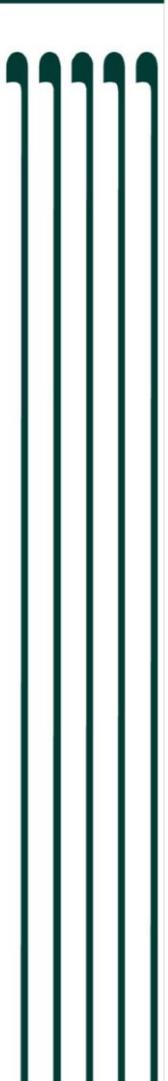


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