



Yorkshire's
Finest

A Collection of Yorkshire's Finest Homes

Warren House Lane
Huddersfield



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Offers In Region Of £550,000

TUCKED AWAY AT THE END OF A PRIVATE LANE WITH NO PASSING TRAFFIC AND COMMANDING PANORAMIC FAR REACHING VIEWS IS THIS NEWLY BUILT STONE FOUR-DOUBLE BEDROOM DETACHED FAMILY RESIDENCE WITH A DOUBLE GARAGE. IDEALLY LOCATED FOR THE HIGHLY REGARDED LOCAL AMENITIES AND MOTORWAY NETWORKS AND HAVING NO UPPER CHAIN.

Internally the property extends in total to over 2000 square feet, not including the garage, with the design allowing the property to be flooded with natural light.

The property has a gas-fired central heating system with Glow Worm condensing boiler, a security system and double glazing. It should be noted that many of the power sockets include USB ports. Externally, there is a matching stone-built garage with automatic doors and extensive parking on the large block-paved driveway. There are lawned gardens and an aspect to the front and rear over adjoining fields. EPC Rating- B

Entrance Hallway - A central timber and glazed door set to a fabulous archway with additional glazing gives access into the hallway. The spacious formal hallway has a staircase rising to the first floor, where there is a galleried landing area. Beneath the staircase is a useful storage cupboard. There are wall light points, oak style flooring, a radiator and, of particular note, the oak veneered doors. Off the hallway is the downstairs WC.



Dining Kitchen - This room certainly has the wow factor and can be accessed from the hallway and the lounge. It provides an open-plan eating and entertaining area that can also be used as a regular sitting and dining area. The kitchen has an extensive array of units at high and low level with splash-backs, silestone worktops and a one-and-a-half-bowl sink unit with drainer. Integrated appliances include a fridge and freezer, microwave, dishwasher, and hob with glass splash-back and canopy style filter hood. The room is light and bright, enjoying a dual aspect with rear and side double glazed windows, along with rear double doors giving access to the patio. The room can accommodate a large formal dining suite. There are TV aerial points and two radiators.

Sitting Room - This superbly proportioned principal reception room is positioned at the front of the property. It is particularly light and bright, enjoying a dual aspect with two large double glazed windows to the front and French doors to the side, incorporating a Juliette style balcony. There is a custom-built stone fireplace, various sockets and a TV aerial, along with two radiators.

Utility - This has wall cupboards and base units with tiled splash-backs, plumbing for an automatic washer, and houses the condensing boiler for the gas-fired central heating system. There is an extractor fan, a double glazed side window and a double glazed door giving access to the rear patio.

Downstairs Wc - This has a two-piece suite comprising a contemporary sink unit with storage beneath and a low-level WC. There is an extractor fan, an opaque side double glazed window and a radiator

First Floor Landing - From the hallway, a staircase rises to the galleried landing. Overlooking the hallway, the landing also has a side double glazed window and access to the loft area, bedrooms and bathrooms.

Bedroom One - This large double bedroom enjoys a dual aspect with side and rear double glazed windows. There is a TV aerial point, a radiator and, being the master bedroom, it has its own en suite shower room.

En Suite Shower Room - This has a three-piece suite comprising a corner shower cubicle with a waterfall-style fitting as well as a hand-held shower attachment, a rectangular hand basin with storage cupboards below and a low-level WC. There is a mirror with sensor light, an extractor fan, stylish tiling and an upright chrome ladder style radiator.

Bedroom Two - This large double bedroom is positioned at the front of the property and enjoys a pleasant outlook via a double glazed window. There is a TV aerial point and a radiator.

Bedroom Three - This large double bedroom is positioned at the rear of the property and enjoys a dual aspect with side and rear double glazed windows. The rear window has a pleasant outlook over a field. There is a TV aerial point and a radiator.

Bedroom Four - This double bedroom is identical in dimension to bedroom three and is positioned at the rear of the property with a double glazed window. There is a TV aerial point and a radiator.

House Bathroom - This room certainly has the wow factor. It has a four-piece suite comprising a double-ended bath with central taps incorporating a hand-held shower attachment, along with a corner shower cubicle with a waterfall-style fitting and a hand-held shower attachment, a hand basin with storage cupboards and a low-level WC. There is stylish tiling and a mirror with sensor light. The room is particularly light and bright, with an opaque double-glazed window to the rear, as well as a large Velux window within the angled roofline. There is a chrome upright ladder-style radiator.



External Details - The property is located at the end of a private road with fields at the front, side and rear. Immediately in front of the property is a large block paved driveway, providing parking for numerous vehicles and access to the double garage. The neighbouring property does have access across the edge of the driveway to their own off-road parking. In front and to the left hand side, there is a lawned garden area with perimeter walling and external lighting. At the rear of the house is a large paved patio area which can be accessed from the French doors in the dining kitchen, enjoying an aspect onto the rear adjoining field. To the rear of the garage is a further lawned area.

Double Garage - The double garage is built in matching stone and has twin Hormann electric doors, power, lighting, and security lighting. There is a side double-glazed window and a personal door.

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.

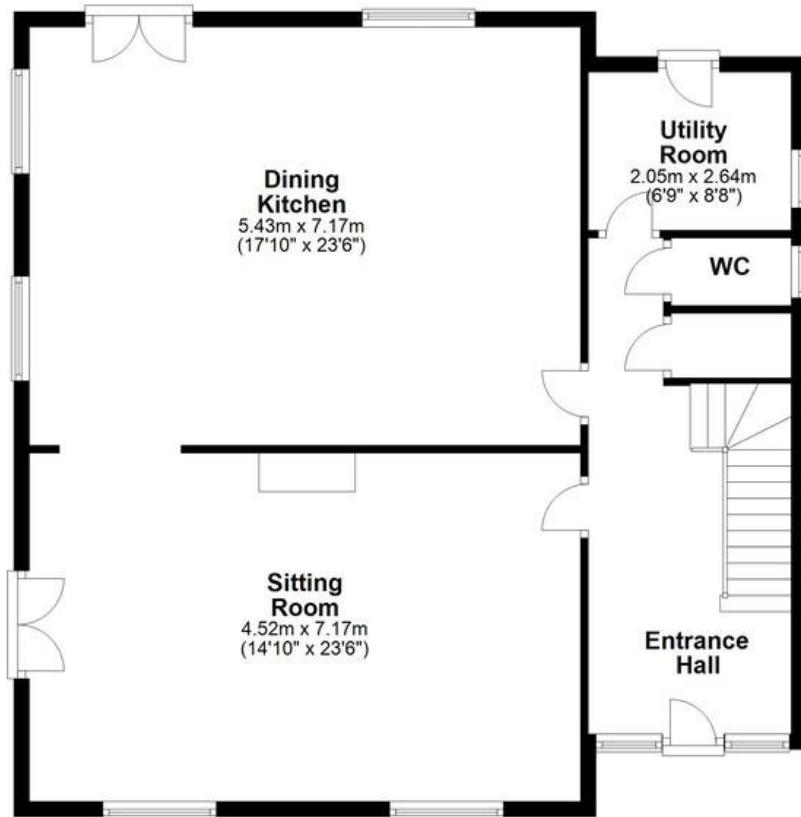
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.



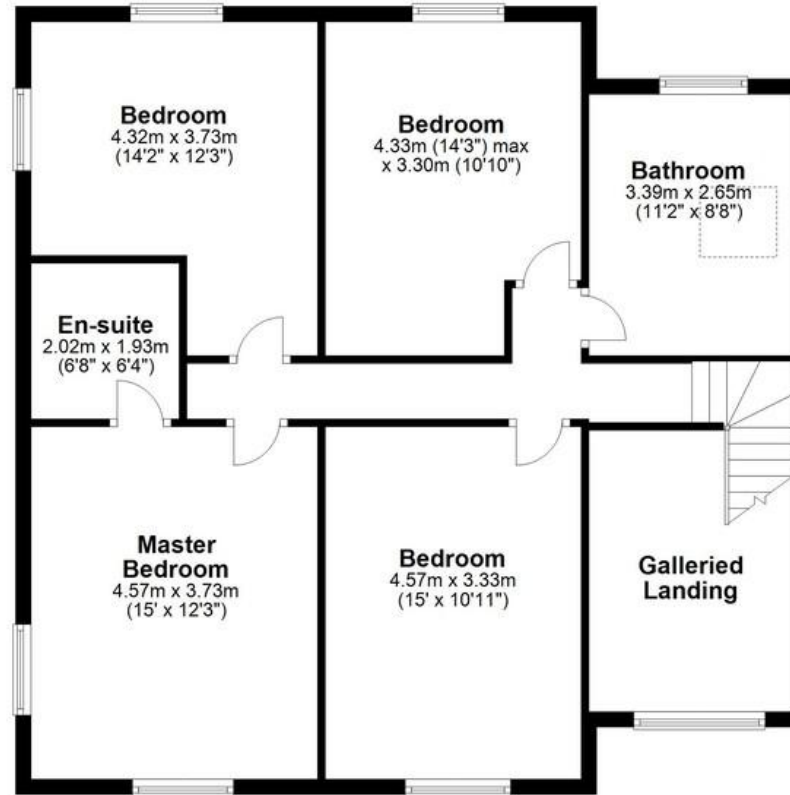
Ground Floor

Approx. 95.6 sq. metres (1028.5 sq. feet)



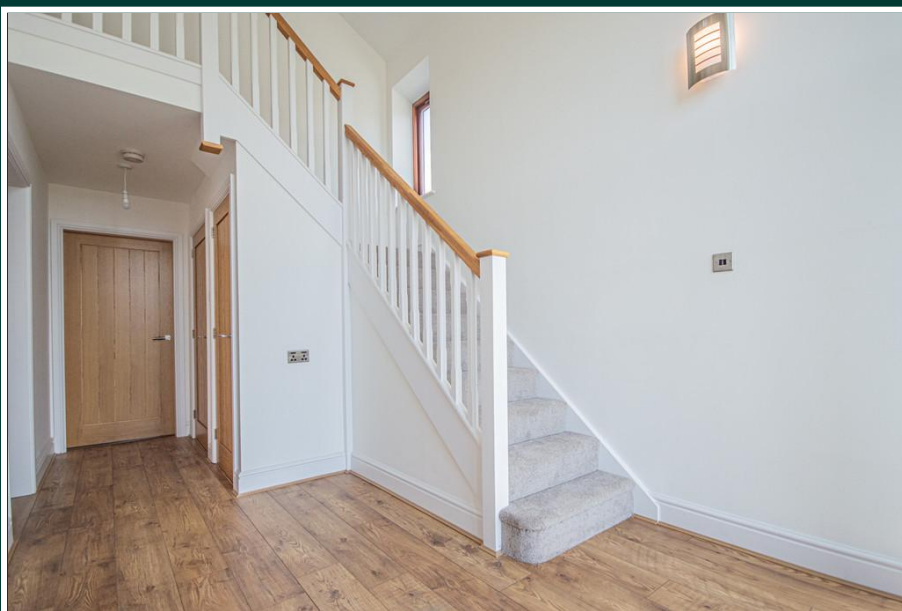
First Floor

Approx. 93.1 sq. metres (1002.5 sq. feet)

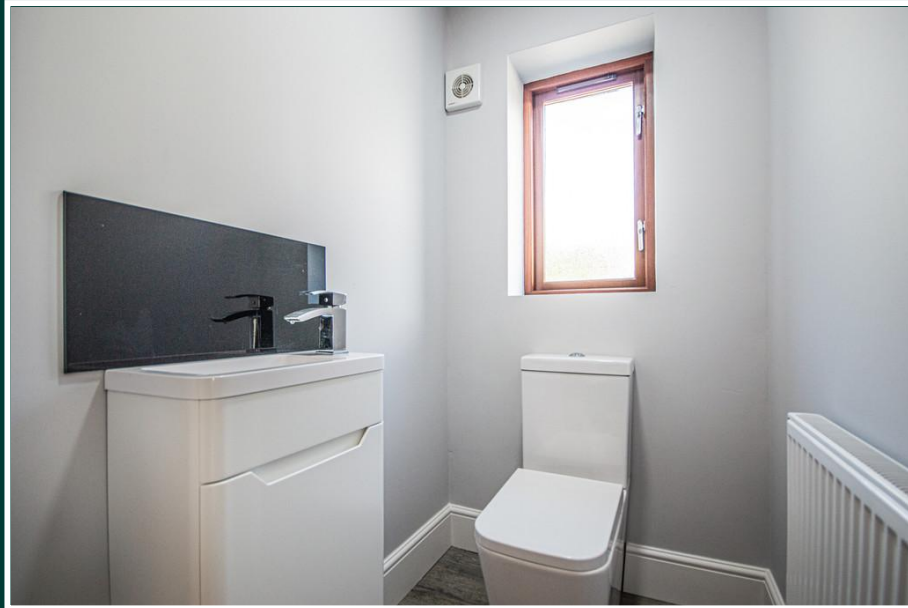


Total area: approx. 188.7 sq. metres (2031.0 sq. feet)





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