



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

Wakefield Road
Denby Dale, Huddersfield



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Offers In Region Of £550,000

SET WELL BACK AND ELEVATED ABOVE THE MAIN ROAD IS STONEY CROFT, WHICH COMMANDS STUNNING FAR REACHING VIEWS OF THE WOODLAND AND DEARNE VALLEY. HAVING AN ENTIRELY SELF-CONTAINED 'BUNGALOW' ANNEXE ON THE LOWER GROUND FLOOR WHICH HAS DRIVE ACCESS RIGHT UP TO THE DOOR FOR THOSE WHO ARE LESS MOBILE .

The annexe, which has its own patio, is connected to the main house via an internal staircase but could be separated completely if preferred. With generous floor space which extends in total to 2897 SQ FT and having a large plot with the most remarkable covered outside dining area with terrace elevated to the rear of the property whilst taking in the breath taking views.

DINING KITCHEN

With both dining and separate breakfast areas with a pleasant outlook via the conservatory to the front. The breakfast area has twin glazed doors which gives access out to the rear patio and gardens. The modern kitchen has a superb range of units these with granite effect working surfaces have mosaic style ceramic tiled splash backs being of marble. There is an inset one and a half bowl stainless steel sink unit with stylish mixer taps over, integrated Leisure range style oven with its usual warming ovens and five ring electric hob



with warming area to one side, stainless steel and glass broad extractor fan and also space for and plumbing for a large American style fridge with ice dispenser. The kitchen also incorporates an integrated dishwasher.

GARDEN ROOM AND SITTING ROOM

The Garden Room is a most splendid room to relax and enjoy the remarkable views, great for entertaining and dining too. The sitting room is as our floor plan and photograph illustrates is a large impressive room also having fabulous views courtesy of a bay window in addition to a striking fireplace with stylish living flame effect gas fire and contemporary surround.

MASTER BEDROOM

On the ground floor this is a good sized double room with windows to two sides giving natural light and pleasant outlook and a bank of inbuilt wardrobes. Having its own ensuite which has a door to the hallway serving also as the house W.C.

FIRST FLOOR BEDROOMS

Bedroom 2 is a welcoming double room with a fabulous view and a bank of inbuilt wardrobes and further storage cupboard. Bedroom 3 is once again a double room with a character gable window giving a pleasant outlook, bank of inbuilt wardrobes and inbuilt dressing table/desk. Bedroom 4 is also a good size room with a gable window, this room is used as an office and has high level cupboards and shelving.

BATHROOM

The bathroom to the first floor has a three piece suite comprising low level WC, modern white vanity unit, panelled bath with power shower over and fitted shower screen.

LOWER GROUND ANNEXE

With its own external entrance door and lobby/ snug , the annexe is all on one level and comprises an attractive sitting room which has a full bank of glazing which gives a pleasant view out to the front. There is also a well-equipped utility and a shower room which has a modern three piece suite in white and comprises: pedestal wash hand basin, low level w.c. and shower cubicle all fitted with Gainsborough shower and chrome style fittings, central heating radiator, ceramic tiled floor, inset spotlighting to the ceiling and automatic extractor fan. The Annexe has its own breakfast kitchen with window giving a pleasant outlook to the side and the kitchen is fitted with a range of units at both the high and low level and have a large amount of working surfaces. There is a stainless steel sink unit with mixer tap over, electric oven with extractor fan over, fridge space, central heating radiator and storage cupboards, one of which is home for the Worcester Bosch boiler. Finally the annexe is completed by a well presented double bedroom and its own covered terrace to sit out and enjoy the view.

OUTSIDE

This is of tarmac driveway leads to a brick sett parking area and provides useful parking and

turning space. There is a large detached double garage which is accessed from the lower level and benefits from remote control electric door, a personal door to the side and window in addition to having power and light. The gardens are exceptionally well maintained. There is a rockery and shrubbed bank, alpine rockery area with lawned garden at the upper level. To one side there is a continuation of the lawn, whilst to the other there is a raised terrace. This terrace has a stone surface and gives access to the property's accommodation on an everyday basis either from the kitchen or directly into the dining conservatory. To the rear this is where the majority of the property's gardens can be found. There is a pleasing sitting out area with a grassed bank, and steps lead up to the upper lawned area. Once again being lawned with mature trees and hedging together with fencing acting as a delightful backdrop. The garden boasts a most stylish covered seating area with decked pavilion style area which gives a fabulous view.



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.

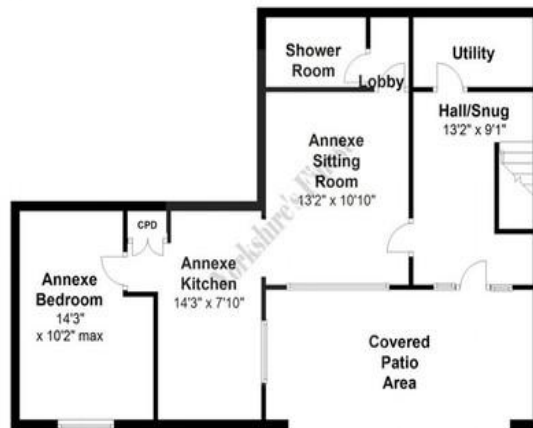
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.



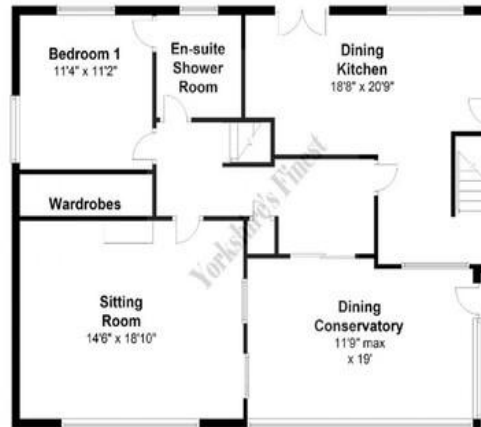
Ground Floor

Approx. 821.0 sq. feet



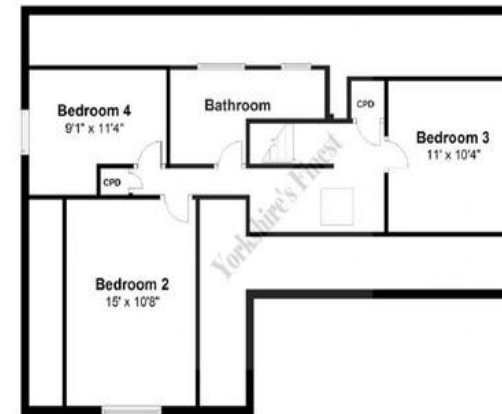
First Floor

Approx. 1130.4 sq. feet



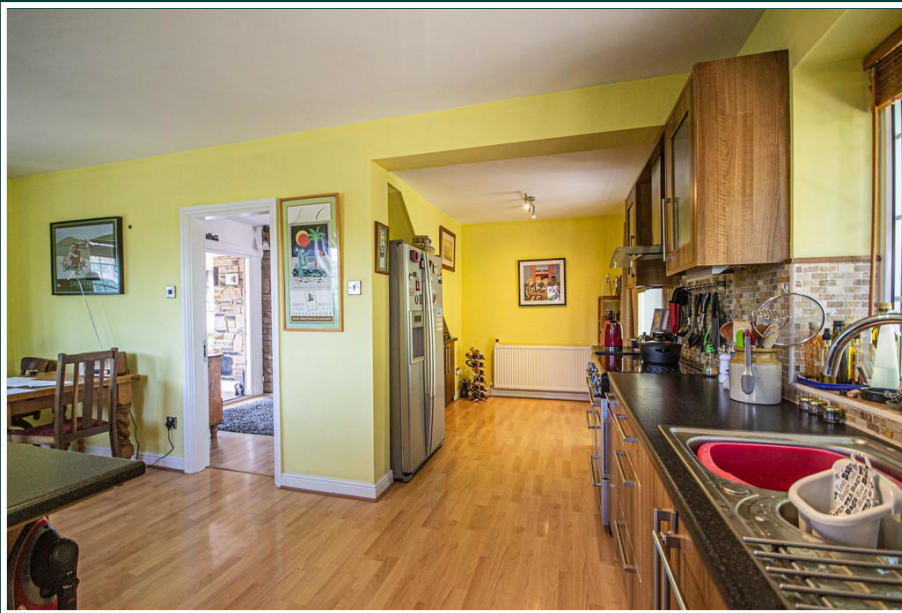
Second Floor

Approx. 945.9 sq. feet

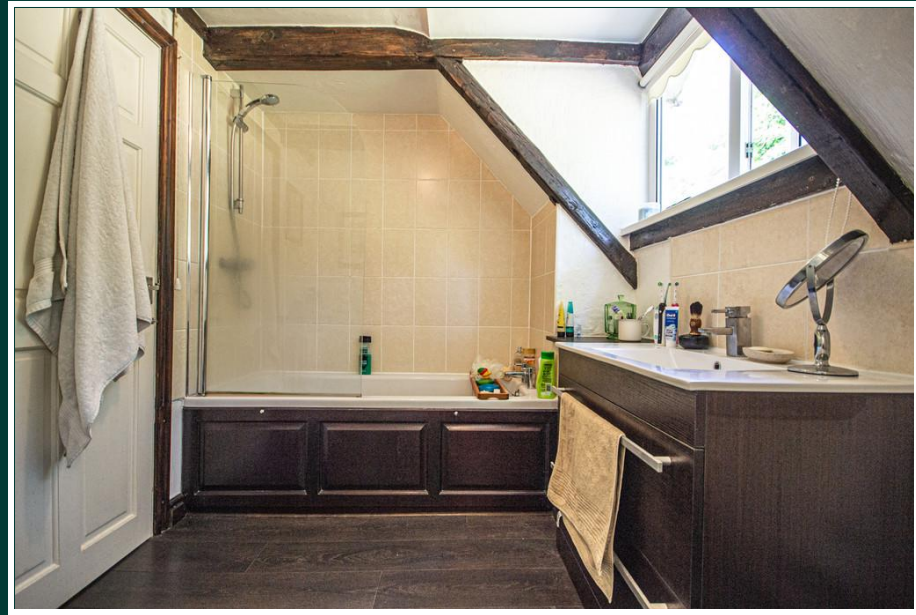


Total area: approx. 2897.3 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors
Plan produced using PlanUp.



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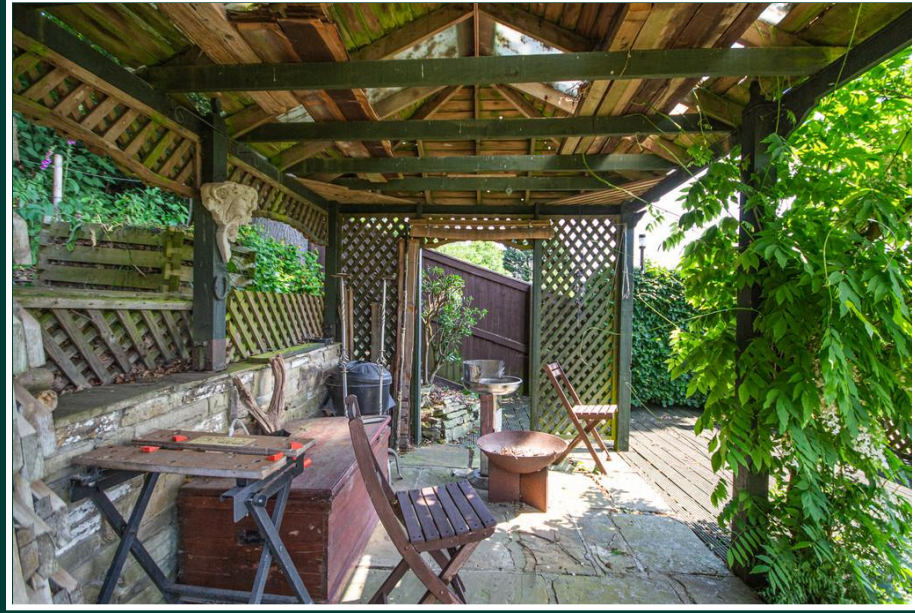


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