



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

New Road
Kirkheaton, Huddersfield



New Road Kirkheaton, Huddersfield

Offers Above £400,000

LOCATED AT THE VERY END OF A PRIVATE RESIDENTIAL LANE IS THIS BEAUTIFUL STONE COTTAGE WHICH IS DECEPTIVELY SPACIOUS. SITTING IN SPACIOUS GROUNDS THAT ARE THOUGHT TO MEASURE APPROX JUST OVER HALF AN ACRE, THE PROPERTY ENJOYS BREATHTAKING VIEWS AND HAS AMPLE PARKING SPACE WHICH FURTHER INCLUDES A DETACHED SINGLE GARAGE.

Located at the very end of a row of cottages is this beautiful stone property much larger than one might imagine. Comprising large entrance hall, lounge, dining kitchen, utility, porch, cloakroom whilst to the first floor there are three bedrooms and two en-suites. Externally there is a patio area garden and large paddock and a detached garage.

ENTRANCE HALL

An impressive entrance hall that provides access to the lounge and dining kitchen with beautiful hand crafted balustrade staircase rising to the large landing where doors lead to three bedrooms.

LOUNGE

16' 0" x 18' 0" reducing to 13' 0" (4.88m x 5.49m) approx
A large opulent lounge courtesy of the French doors that open out to the patio. The room is neutrally presented and offers space for a dining table.



DINING KITCHEN

20' 0" x 12' 0" (6.1m x 3.66m) approx
An inviting room having modern wall and base cupboards offering maximum storage with easy close drawers, integrated fridge and freezer along with Beko electric double oven and separate microwave. The oak effect work surface incorporates pot Butler style sink with swan neck tap, a four ring halogen hob whilst to the side sits a further two gas rings with a contemporary chimney style extractor with glass canopy above. There is a large breakfast bar for light bites, or entertaining which faces the window and the fantastic far reaching views This really is a great space to entertain. There is also additional space for a table if desired and an inglenook fireplace creates a homely focal point which could be dressed with logs or candles for effect. There is a gas pipe supplied for the installation of a cast iron gas stove.

INNER HALL / UTILITY

Providing space for an automatic washing machine and tumble dryer, with doors opening to the cloakroom storage cupboard and side porch.

CLOAKROOM

A useful cloakroom comprising low level WC, and wash hand basin.

BOOT ROOM

An extremely useful room for storage of footwear and outdoor garments.

LANDING

18' 0" x 12' 0" (5.49m x 3.66m) approx
Extremely spacious providing an area perhaps for a work station.

BEDROOM ONE

A large bedroom that boasts the aforementioned views, the room has fitted wardrobes and is served by four piece en-suite facilities.

ENSUITE

The ensuite comprises a ceramic Nostalgia Spring suite with bath, low level WC and pedestal sink. A separate corner shower cubicle is fitted in this large ensuite room.

BEDROOM TWO

13' 0" x 8' 0" (3.96m x 2.44m)

Another double bedroom with space for furniture, there is a fireplace focal point. A door opens to the Jack and Jill en-suite.

BEDROOM THREE

12' 0" x 8' 1" (3.66m x 2.46m) approx

Again, a double bedroom located to the front of the property overlooking the garden and paddock. The Jack and Jill en-suite also serves this room.

CELLAR

The property has a cellar accessible from the boot room.

GARDEN / PADDOCK

The immediate garden is delightful with Indian flagged patio area leading to the garden and with what could be a large paddock that is fully enclosed, this would be ideal for a small pony. Bordered by a low stone boundary wall, the views and grounds are spectacular and offer a blank canvas for any green fingered enthusiast.

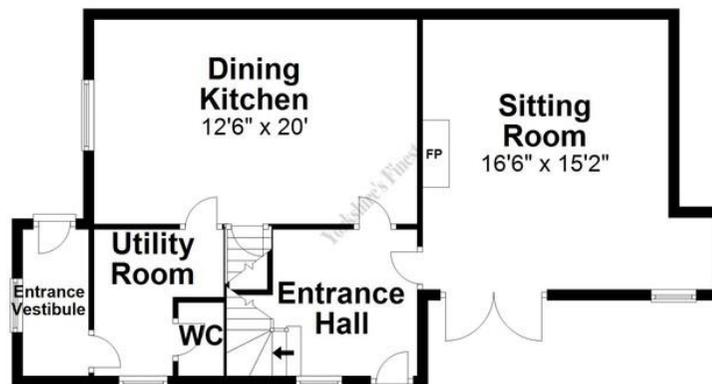
GARAGE

There is a large detached garage with an up and over door, with power and lighting.



Ground Floor

Approx. 743.7 sq. feet



Cellar

Approx. 156.3 sq. feet



First Floor

Approx. 730.0 sq. feet



Total area: approx. 1630.0 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.

New Road, Kirkheaton, Huddersfield



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



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



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



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



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