



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

Carr Hill Road
Upper Cumberworth, Huddersfield



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Guide Price of £650,000

A MAGNIFICENT DETACHED TRUE BUNGALOW ON A LARGE MOSTLY FLAT PLOT WHICH EXTENDS TO APPROX. ¼ ACRE ON THE REVERED CARR HILL ROAD IN THE RURAL VILLAGE OF UPPER CUMBERWORTH.

NO UPPER CHAIN

The property has been significantly extended and modernised in recent years to create an open plan contemporary home which is flooded with natural light and extends in total to 2146 square feet in addition to a large driveway with parking for numerous vehicles and private mature boundaries

The key note room is the open plan dining kitchen living area with a stunning fitted kitchen having quartz worksurfaces, two full-size Neff ovens, large Bosch gas hob with an abundance of space to house a large family dining table and a seating area with bi-folding doors which spill effortlessly onto the alfresco dining terrace. Also part open plan is the snug divided by a wall housing a large remarkable raised bioethanol fire with open aspect to both sides. In addition there is a large sitting room with a cinema screen and projector. The bungalow is intelligently separated between living



rooms and the sleeping quarters which include two master bedroom suites, both with large luxury ensuites. Two further double bedrooms are served by the opulent house bathroom which has stand alone bath and separate shower cubicle. There is also a well-equipped utility room and integral garage with storage above. The property benefits from being networked for smart TVs with network cabinets, patch panel and switch and has the perk of a fitted electric car connection.

The gardens wrap around the property allowing plenty of space for vegetable garden and play areas to the side and rear whereas to the southerly facing elevation there is the aforementioned decked dining terrace and a large splendid verdant lawn with colourful borders.

The location is enhanced with executive properties that are in the immediate proximity, highly regarded local schooling and much sought after villages close by, such as Shepley and Denby Dale, both of which have a train station .

COUNCIL TAX F

WHAT3WORDS

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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.

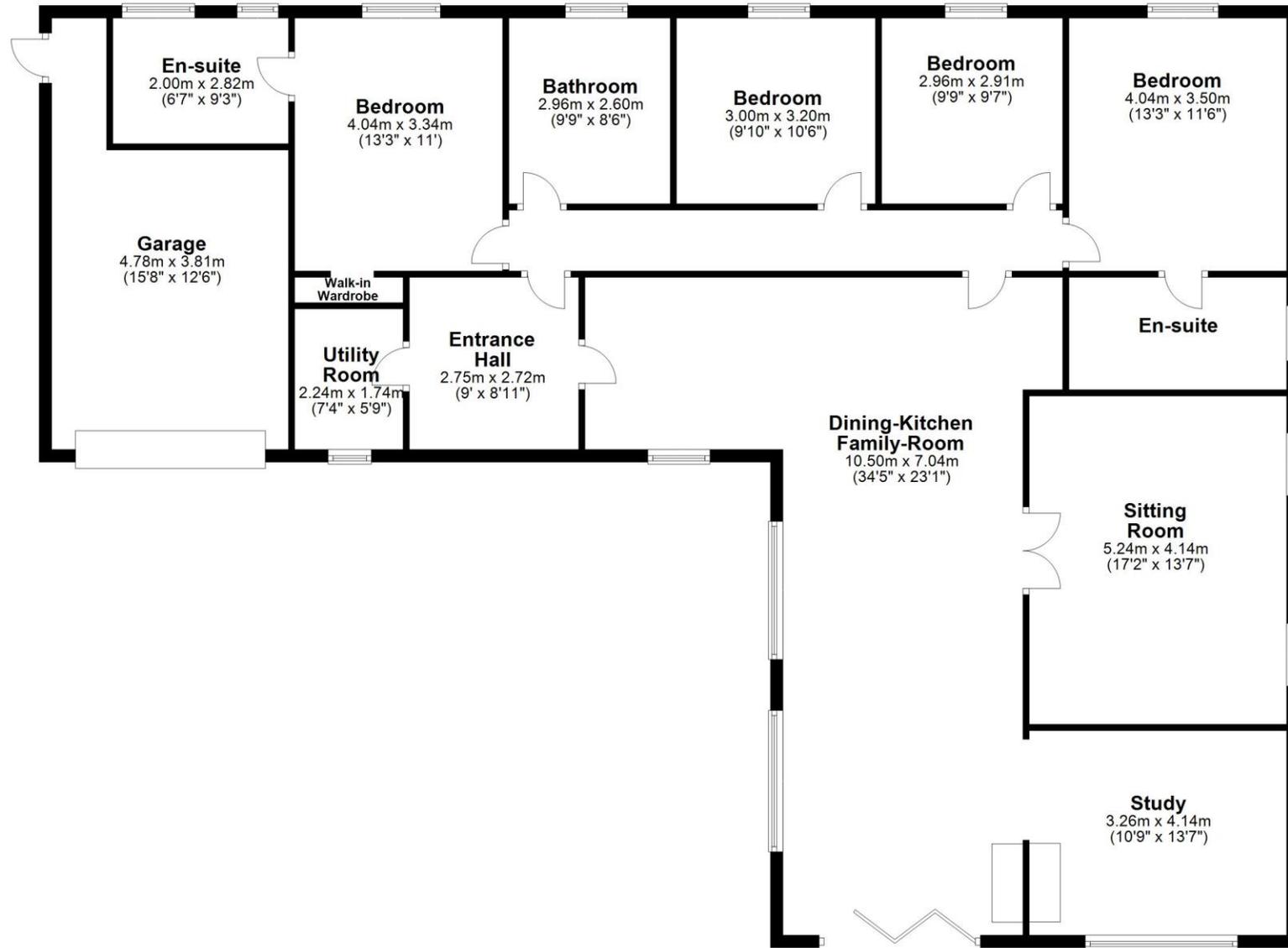
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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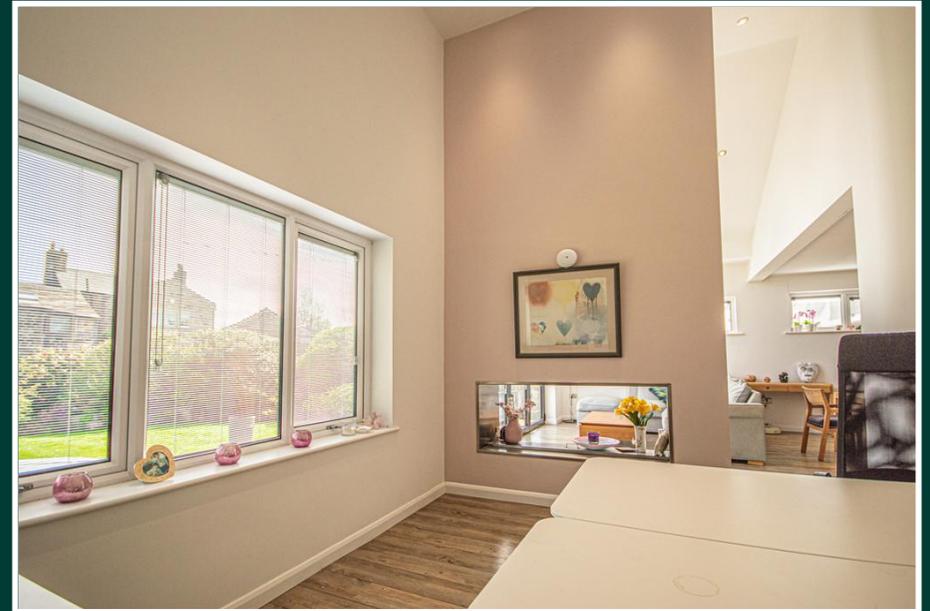


Ground Floor

Approx. 199.4 sq. metres (2146.0 sq. feet)



Total area: approx. 199.4 sq. metres (2146.0 sq. feet)



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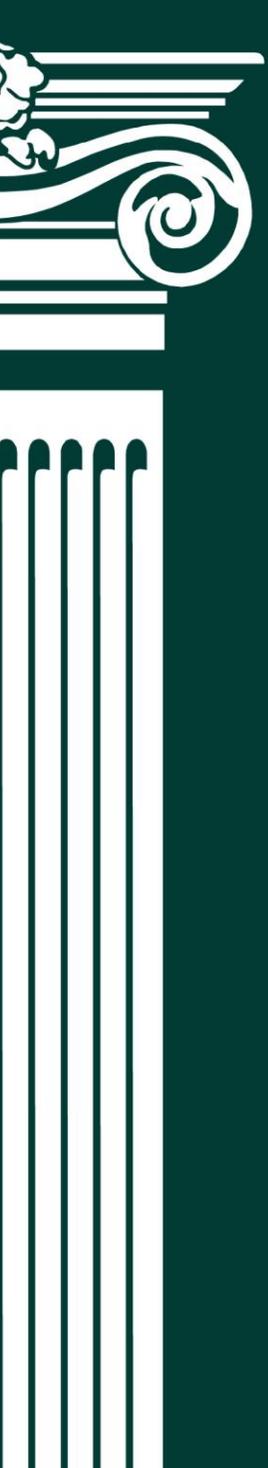


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