



**Haigh House Hill, Huddersfield, HD3 3SZ**  
**£500,000**

**E&H** Holmes  
ESTATE AGENTS

Welcome to Haigh House Hill, Huddersfield - a charming location for this stunning detached house that boasts a spacious lounge/dining room, 4 bedrooms, ensuite and 2 bathrooms along with study, utility and cloakroom.

As you step into this property, you are greeted by a sense of space and elegance with the well-appointed reception room offering the perfect setting for entertaining guests or simply relaxing with your loved ones. The natural light flooding through the windows creates a warm and inviting atmosphere throughout.

Moving through the house, you'll find four spacious bedrooms, each offering a tranquil retreat at the end of a long day. Whether you're looking for a peaceful night's sleep or a cozy space to unwind, these bedrooms cater to your every need.

With two modern bathrooms, mornings will become a breeze as you prepare for the day ahead in style and comfort. The sleek design and quality fittings add a touch of luxury to your daily routine. This detached house is not just a property; it's a home where cherished memories are waiting to be made. The surrounding area of Haigh House Hill offers a peaceful and picturesque setting, perfect for those seeking a tranquil lifestyle while still being close to local amenities and the M62 corridor.



### Entrance Hall

Solid wood flooring. Underfloor heating. Under stairs cupboard. Wooden double glazed door to front elevation.

### Cloakroom

Wash hand basin. Low flush W.C. Underfloor heating. UPVC double glazed window to side elevation.

### Study 8'7" x 9'5" (2.625 x 2.877)

Underfloor heating. UPVC double glazed window to rear elevation.

### Lounge 13'2" x 19'3" (4.034 x 5.887)

Multifuel stove. Underfloor heating. UPVC double glazed window to front elevation.

### Dining Room 8'2" x 11'3" (2.491 x 3.441)

Open plan to lounge. Solid wood floor. Underfloor heating.

### Kitchen 14'2" x 13'4" (4.342 x 4.083)

Fitted kitchen with wall and base units. Ceramic Belfast sink. Solid wood work surfaces. Island. Dual fuel Range cooker (by separate negotiation). Stainless steel cooker hood. Integrated dishwasher. Tiled floor. Underfloor heating. UPVC double glazed windows to front and rear elevations.

### Utility Room 7'7" x 9'4" (2.327 x 2.867)

Base units. Wooden work surfaces. Plumbing for washing machine. Tiled floor. Underfloor heating. UPVC double glazed door to rear elevation. UPVC double glazed window to rear elevation.

### Landing

Stairs leading from entrance hall. Radiator.

### Master Bedroom 11'2" x 15'10" (3.420 x 4.843)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation with far reaching views.

### En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator. Extractor fan. Velux window.

### Bedroom Two 13'5" x 14'4" (4.091 x 4.383)

Radiator. UPVC double glazed window to front elevation.

### Bedroom Three 10'1" x 14'3" (3.079 x 4.363)

Radiator. Loft access. Two Velux windows.

### Bedroom Four 11'4" x 10'7" (3.479 x 3.248)

Radiator. Two Velux windows. UPVC double glazed window to rear elevation.

### Bathroom

Wash hand basin. Low flush W.C. Freestanding bath with mixer taps and shower head. Separate shower cubicle. Fully tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

### Single Garage

Electric roller door. Power. Light.

### Parking

Driveway parking for two cars.

### Garden

Lawn garden with patio seating area with glass balustrades. Pizza oven, BBQ and log store.

### Council Tax Band

F

### Location

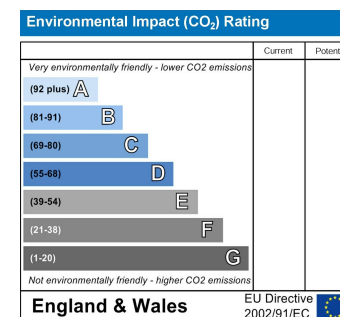
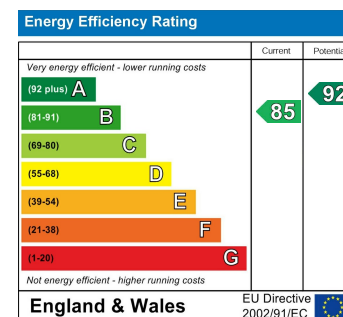
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The three words designated to this property is

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