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Healey Green Lane, Houses Hill  
Huddersfield





## Healey Green Lane, Houses Hill

Huddersfield

£650,000

Situated within the little known, picturesque hamlet of Houses Hill (found between Lepton, Kirkheaton and Grange Moor), lies this generously proportioned, four double-bedroom, stone-built residence. Embracing the tranquillity of its surroundings, it offers seamless accommodation with distinct living zones, all complemented by the luxury addition of a private sauna. With sweeping countryside vistas, this home invites early viewing to fully appreciate its charm and the beauty of its setting. With the advantages of its rural location, woodland and countryside walks from the door, the property also boasts 15-minute access to both M62 and M1, mainline stations at Wakefield in twenty minutes (London in under 2 hrs) and Huddersfield in ten minutes. There is a bus service (seven a day) from the door to Huddersfield and choice of high-quality primary and secondary schools. Supermarket, M&S Food Hall and other diverse shops are within a five-minute drive.

## DESCRIPTION.

The ground floor serves as the heart of the home, boasting an array of inviting living spaces. The formal sitting room enjoys an abundance of natural light streaming through dual aspect double glazed windows, further enhanced by a charming window seat overlooking the rear garden and views to Castel Hill. A focal point of this room is the rustic wood burning stove, which adds to the cozy ambiance alongside the oak flooring.

At the centre of the ground floor lies the dining kitchen, where modern convenience meets classic charm. Electric underfloor heating ensures comfort, while wooden kitchen units paired with a complimentary work surface create a timeless aesthetic. The addition of a breakfast bar offers a perfect spot to enjoy morning meals while taking in views of the rear garden. This area seamlessly connects to the dining space, which comfortably accommodates a large table for family gatherings.



Adjacent to the dining kitchen is a conveniently located home office, providing a quiet retreat for work or study.

Adjacent to the dining kitchen, an entrance vestibule offers a practical space for shedding coats and shoes before entering the home. This leads to a spacious utility room equipped with ample storage and plumbing for white goods, catering to the demands of modern living.

To the side of the home, a cozy snug presents versatile usage as a playroom or additional living area, adapting effortlessly to the needs of a modern family. A conveniently located shower room precedes the luxurious addition of an electric sauna, offering a soothing retreat for relaxation and rejuvenation.

Ascending to the first floor reveals a haven of comfort, featuring four generously proportioned double bedrooms. The highlight is undoubtedly the main suite, offering a luxurious retreat complete with a walk-in wardrobe, ensuite bathroom, and convenient access to under-eaves storage, providing ample space to stow away belongings.

Completing the first-floor accommodation is a well-appointed three-piece family bathroom, meticulously designed to cater to the needs of the household. This serves the remaining three bedrooms with equal finesse, ensuring that every member of the family enjoys comfort and convenience in their personal space.



Externally, the property boasts a spacious paved driveway, offering ample parking space for multiple vehicles and granting convenient access to the attached garage. Surrounding the home, meticulously manicured gardens extend seamlessly from the front to the side and rear, providing an array of delightful spaces to unwind and soak in the surroundings.

Lush lawns dominate the landscape, bordered by tasteful fencing and hedges that impart a sense of privacy and seclusion. Two inviting seating areas, conveniently accessible from the kitchen, beckon for outdoor gatherings and alfresco dining during the warmer months, making it an ideal setting for entertaining friends and family.

### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band E

EPC: F

What3Words:///isolated.note.lawns

Parking: Driveway and Garage

### UTILITIES

Gas: No

Oil: Yes

Electric: Mains

Water: Mains

Drainage: Mains

Heating: Oil Fired Central Heating. Electric underfloor to kitchen/Sauna

Broadband: Copper Cabling

Mobile Coverage: 4G available- Check with your Provider

### 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.

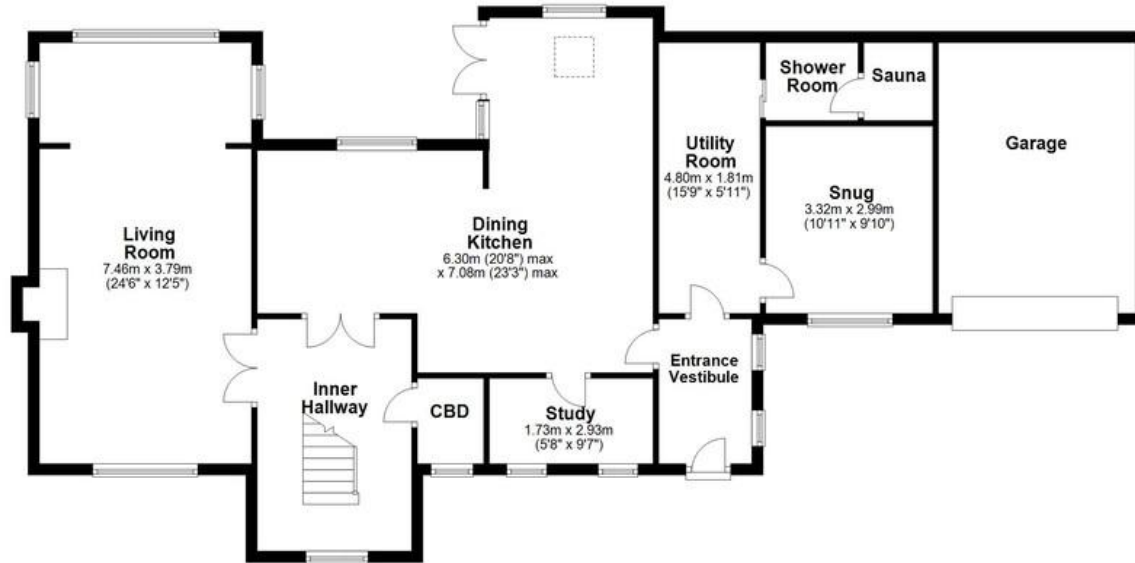
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.



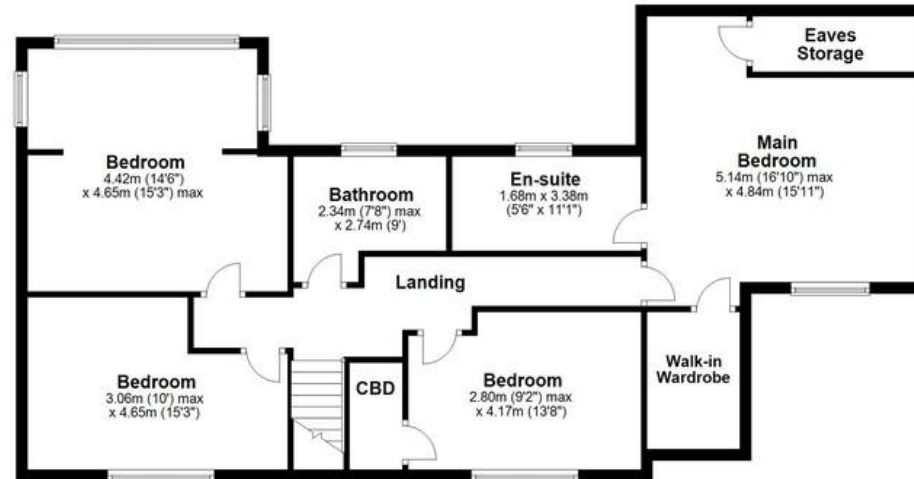
### Ground Floor

Approx. 126.1 sq. metres (1357.1 sq. feet)



### First Floor

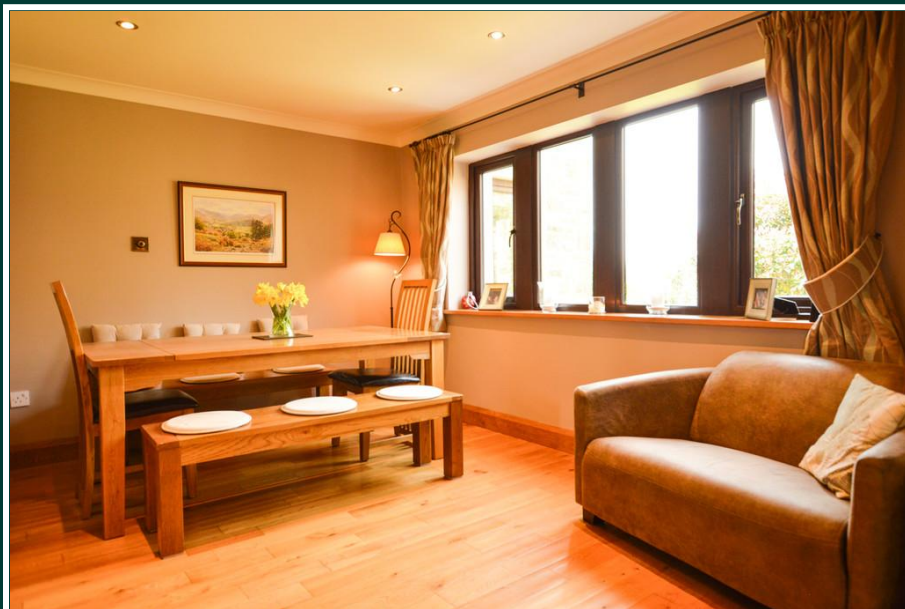
Approx. 96.8 sq. metres (1042.2 sq. feet)



Total area: approx. 222.9 sq. metres (2399.4 sq. feet)

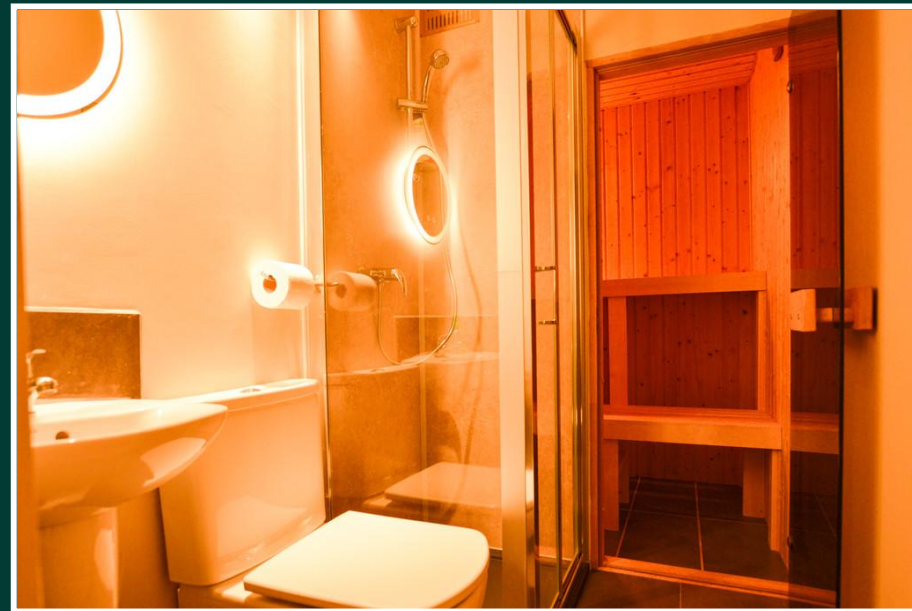
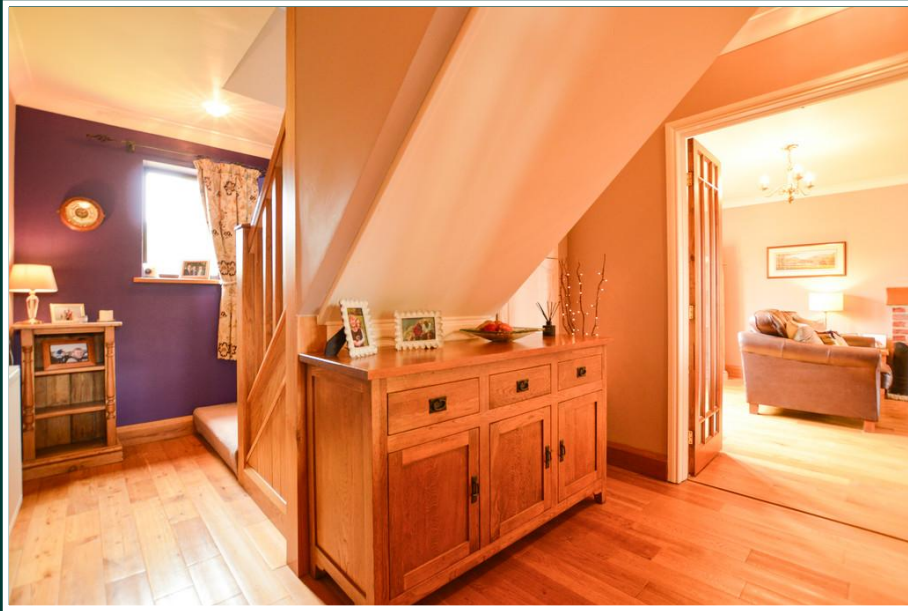






601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)





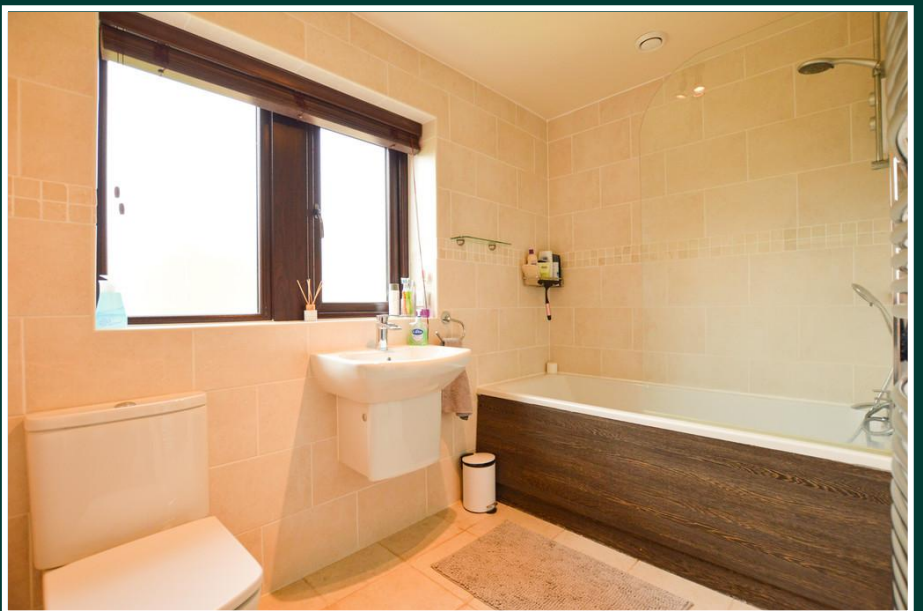
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