



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

Dukewood Road
Clayton West, Huddersfield



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Offers In Region Of £795,000

PERFECT BLEND OF SPACE, COMFORT, AND NATURE. THIS EXCEPTIONALLY WELL-APPOINTED 4-BEDROOM FAMILY HOME OFFERS AMPLE OFF-ROAD PARKING AND DOUBLE GARAGES. BUILT IN 1985 AND SET ON A GENEROUS 3-ACRE LOT, THE PROPERTY IS NESTLED IN ITS OWN PIECE OF TRANQUIL COUNTRYSIDE, YET IS ONLY MINUTES FROM AMENITIES AND MAJOR COMMUTER LINKS, INCLUDING THE M1, M62, AND NEARBY METRO STATIONS.

****Perfect Blend of Space, Comfort, and Nature****

Inside, the ground floor features a modern country style inviting kitchen where family and friends can gather. The kitchen boasts ivory wooden cupboards, a sleek granite worktop, and a convenient breakfast bar, making it perfect for casual meals and conversation. It is equipped with integrated appliances and includes a utility room for additional storage. The adjacent dining room, with its elegant french doors, opens directly to the garden, creating a seamless indoor-outdoor living experience. The living room also features French doors that lead to a sunroom, perfect for soaking up natural light. A downstairs cloakroom adds to the practicality and convenience.



Upstairs, the home offers four spacious bedrooms and a store room. The main bedroom benefits from an ensuite shower room and boasts three floor-to-ceiling double wardrobes. One bedroom is currently being used as a study, perfect for remote work or quiet reading. The family bathroom is beautifully finished and features a large bathtub, ideal for relaxing after a long day.

Additionally, the property is equipped with solar panels, providing significant energy savings and reducing your carbon footprint, making it both an eco-friendly and cost-efficient choice.

The property also features a second conservatory, currently used as an additional office, connected by double doors to the rear of the double garage. This versatile space is perfect for remote work, creative projects, or a quiet retreat, offering abundant natural light and serene garden views to enhance productivity and relaxation. Double French doors open onto a very large paved patio and the beautiful garden.

The amazing, mature garden is a true highlight, offering 3 acres of land ideal for garden enthusiasts and wildlife lovers, perhaps an equestrian dwelling. The two patio areas can be made to suit a different mood for entertaining, or simply sitting to enjoy a drink in secluded and peaceful surroundings.

This property is a countryside wonderland, perfect for raising a family. Imagine waking up to the beauty of your private oasis, with plenty of room to explore, unwind, and make cherished memories. Don't miss the opportunity to own this dream home where comfort, nature, and convenience come together harmoniously.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: E

EPC: C

What3Words: ///district.robe.vibrating

Parking: Double Garage, Driveway

The property is situated on a coalfield/mining area.

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas Fired Central Heating

Broadband: Superfast Fibre Broadband

Mobile Coverage: 4G Available - check with your provider.

AGENT NOTES

1. ANTI- 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.

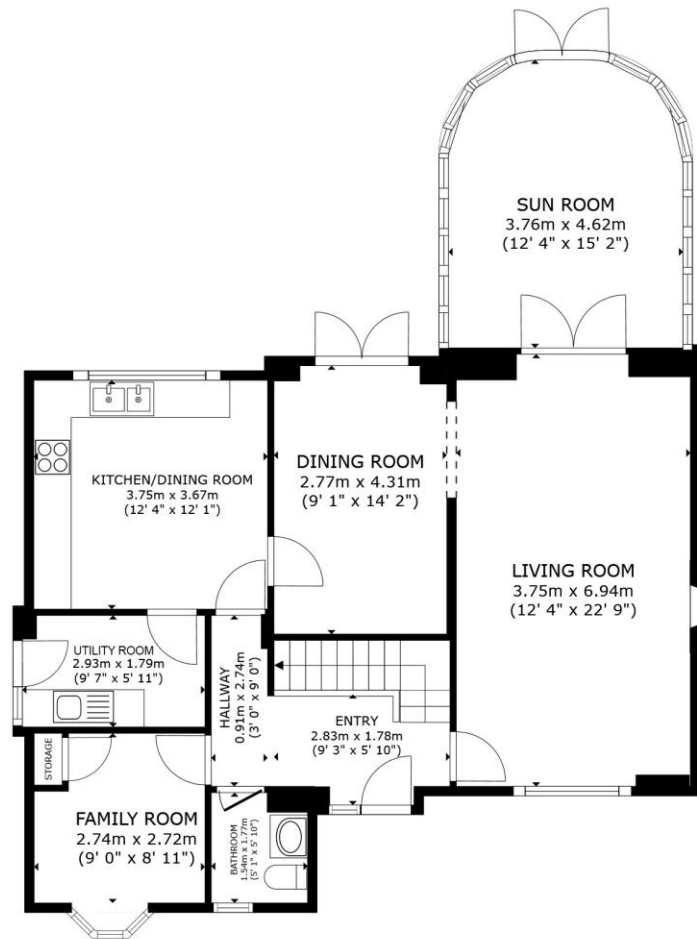
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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 WHATSOEVER IN RELATION TO THIS PROPERTY.

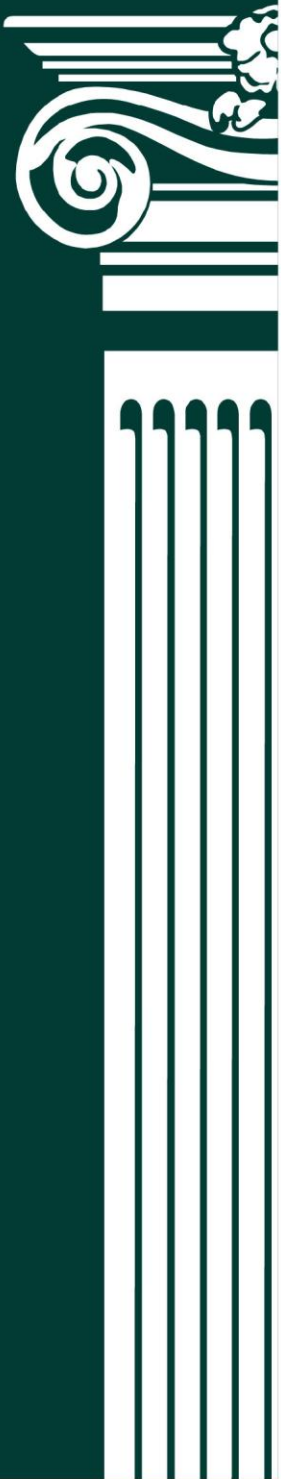


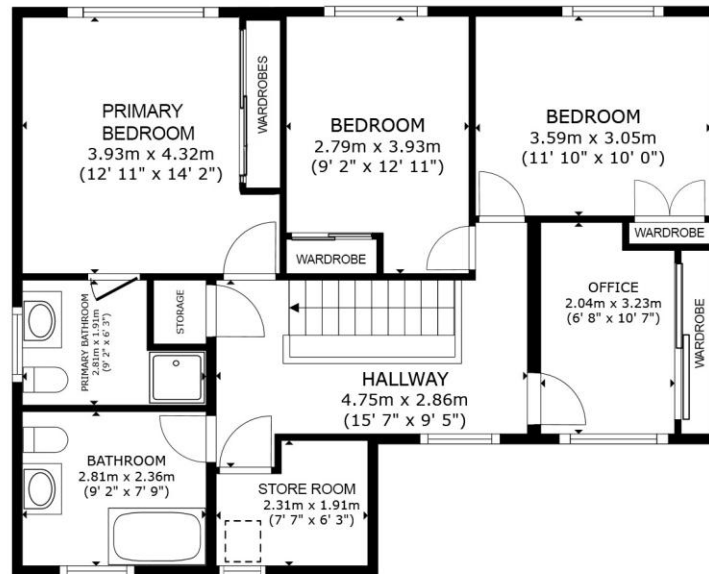


FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 97.1 sq.m. (1,045 sq.ft.) FLOOR 2 79.2 sq.m. (852 sq.ft.)
 TOTAL : 176.2 sq.m. (1,897 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

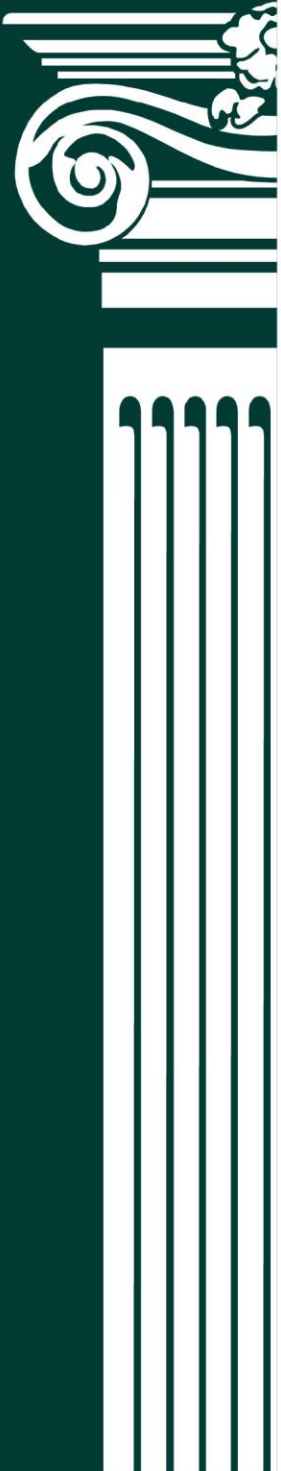




FLOOR 2

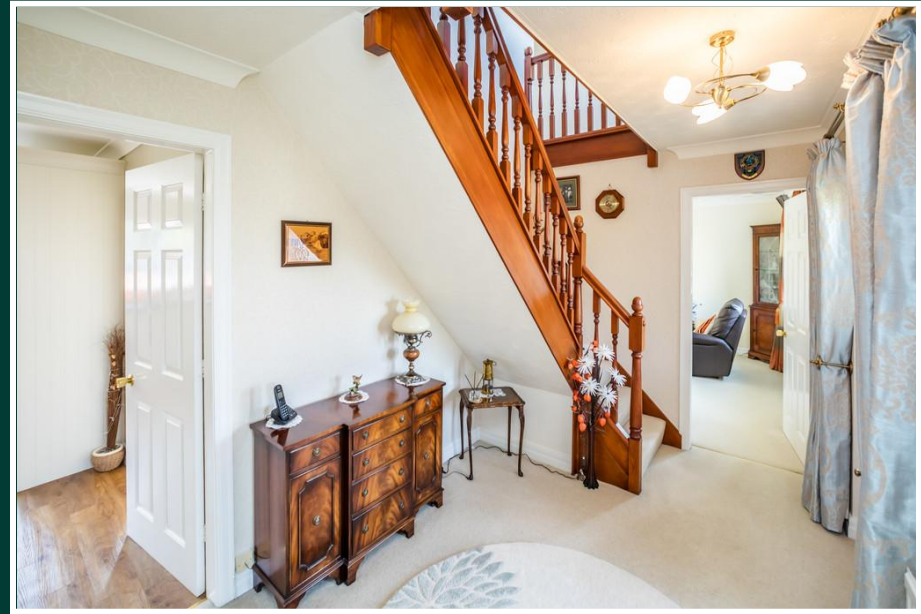
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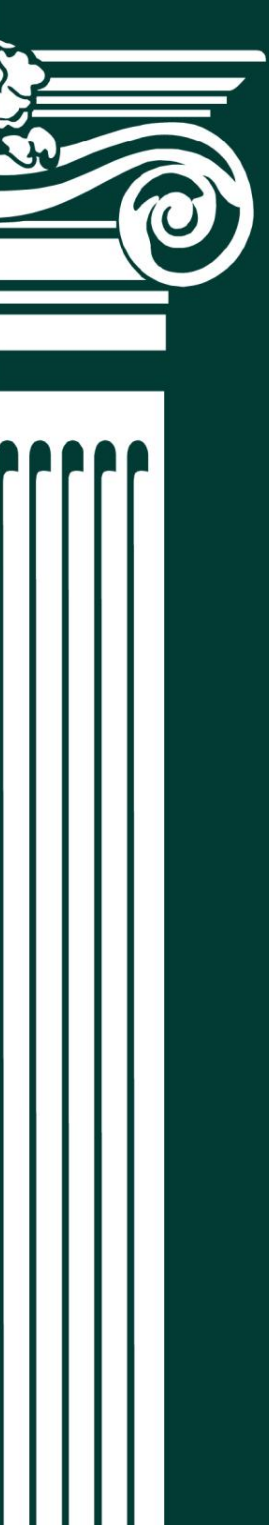


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