



YORKSHIRE'S
FINEST
HOMES COLLECTION



Lane Side, Huddersfield

Offers In Region Of
£700,000

- Exceptional and beautifully presented five-bedroom family home
- Spacious, light-filled living areas designed for modern family life
- High-quality finish throughout with solid wood flooring and stylish fittings
- Contemporary open-plan layout ideal for entertaining and everyday living
- Peaceful setting offering privacy and a welcoming atmosphere
- Beautifully maintained gardens providing ideal space for relaxation or play
- Conveniently located for local amenities, schools, and transport link

An exceptional five-bedroom detached home offering generous, light-filled living spaces designed for modern family life. Finished to a high standard with solid wood flooring, quality fittings, and elegant contemporary styling, every detail has been carefully considered to create a refined yet welcoming atmosphere — perfect for relaxing or entertaining.

Blending style, comfort, and practicality, this impressive residence offers timeless charm and a peaceful sense of space. A rare find on Lane Side, it presents an outstanding opportunity to own a beautifully crafted family home in a highly sought-after location.



Entrance Hall

A welcoming front door opens into a spacious entrance hall featuring real solid wood flooring that flows seamlessly throughout the ground floor. Elegant double oak doors provide access to a convenient coats and storage cupboard. A modern staircase leads to the first floor, with doors opening to the office, living room, and kitchen/breakfast room.

Living Room

A show-stopping contemporary lounge, designed for modern family living, flows effortlessly into a light-filled garden room with bi-fold doors that open onto stunning views. Perfect for entertaining or relaxing, this sociable space is complemented by a central log-burning stove, creating a warm and inviting ambience all year round — the ultimate retreat for both everyday living and special occasions.

Kitchen / Breakfast Room

A stunning, fully fitted kitchen with shaker-style wall and base units topped with granite work surfaces. A 1½ stainless-steel sink with a mixer tap and pull-out spray attachment is positioned beneath a large UPVC bay window, framing views of the countryside. Additional roof lighting floods the space with natural light.

Integrated appliances include:

- NEFF Steam Oven and Microwave/Combi Oven, and warming drawer
- Neff induction hob and stainless-steel extractor with granite splashback
- Integrated dishwasher and room for a large wine fridge
- LG American Style Fridge Freezer

The breakfast area offers plenty of space for a family dining table and features a composite side door with glazed insert, UPVC windows, vertical radiator, and under-plinth heating/air conditioning unit.

Dining Room

A welcoming and versatile dining room, perfect for family meals or entertaining guests, features a charming coal-effect gas fire set within an exposed stone surround, adding warmth and character. Bi-fold patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living, while distant views provide a stunning backdrop. This bright, inviting space is ideal for dining, relaxing, and enjoying the surrounding scenery.

Office/bedroom

Currently used as a home office, this versatile room could also serve as a playroom, music room, study or even an additional sixth bedroom. It offers dual aspect UPVC windows overlooking the front and side of the property, a vertical wall-mounted radiator, and recessed ceiling spotlights.

Utility Room

A well-proportioned utility room with solid wooden work surfaces and space for a washing machine and dryer. A UPVC window to the side brings in plenty of natural light. Additional space is available for an undercounter fridge or freezer. The room also features wall-mounted storage units and a Worcester Bosch Greenstar Combi Boiler, keeping the space practical and efficient.





WC

Finished with real hardwood flooring, this cloakroom includes a low-level flush WC, wall-mounted washbasin, extractor fan, and LED spotlights.

First Floor Landing

A carpeted staircase with glass balustrade leads to a generous landing with doors to all bedrooms and bathrooms. A roof window fills the space with natural light.

Principal Bedroom

The luxurious principal suite serves as a peaceful retreat, bathed in natural light from a large front-facing window and elegant patio doors that open onto the garden. A bespoke remote-controlled blind offers effortless light control and privacy, while soft neutral décor and plush carpeting create a calm and inviting atmosphere. Sleek grey fitted wardrobes with integrated lighting and a concealed dressing area add a touch of glamour and practicality. Step outside to enjoy picturesque views across the beautifully landscaped gardens and the rolling countryside beyond — a truly tranquil setting to start or end your day.

A private ensuite shower room completes this elegant retreat.

Ensuite Shower Room

Luxury fittings include:

- Large walk-in shower with digital thermostatic controls and rainfall showerhead
- Wall-mounted vanity unit with washbasin and chrome mixer tap
- Concealed macerator WC
- Heated chrome towel rail and underfloor heating
- Frosted glass window for privacy

Bedroom Two

Another generously sized double bedroom positioned at the front of the property, this bright and welcoming space enjoys excellent natural light from two large windows fitted with electric blinds for added comfort and convenience. Finished in neutral tones with wood-effect laminate flooring, it offers a modern and versatile aesthetic. The room provides ample space for freestanding furniture, allowing it to be easily styled to suit individual tastes and needs.

Bedroom Three

Positioned at the front of the property, this spacious double bedroom combines generous proportions with a bright, airy atmosphere. Presented in neutral tones, the room features grey wood-effect laminate flooring for a contemporary touch, while a fitted wardrobe ensures ample storage. Two large windows flood the space with natural light, and remote-control electric blinds add a touch of modern convenience and luxury.

Family Bathroom

A beautifully appointed bathroom featuring:

- Freestanding heritage-style bath with freestanding chrome mixer tap and

handheld shower

- Tiled splashback with ambient LED lighting
- Low-level flush WC
- Walk-in shower cubicle with digital thermostatic controls
- Designer vanity unit with underlighting
- Illuminated wall mirror with shaver socket
- Heated chrome towel rail
- Two UPVC frosted glass windows

Bedroom Four

A generously sized double bedroom at the rear of the property, offering captivating views and a peaceful, light-filled atmosphere. Presented in elegant, neutral tones, the room feels both serene and welcoming. A fitted wardrobe provides ample storage, while a discreet door conceals a practical sink with mixer taps, adding a subtle touch of convenience.

Bedroom 5

A single room situated at the rear of the property, offering a peaceful outlook. The room provides access via a pull-down ladder to a spacious loft area, which also houses an airing cupboard for additional storage."

Exterior & Grounds

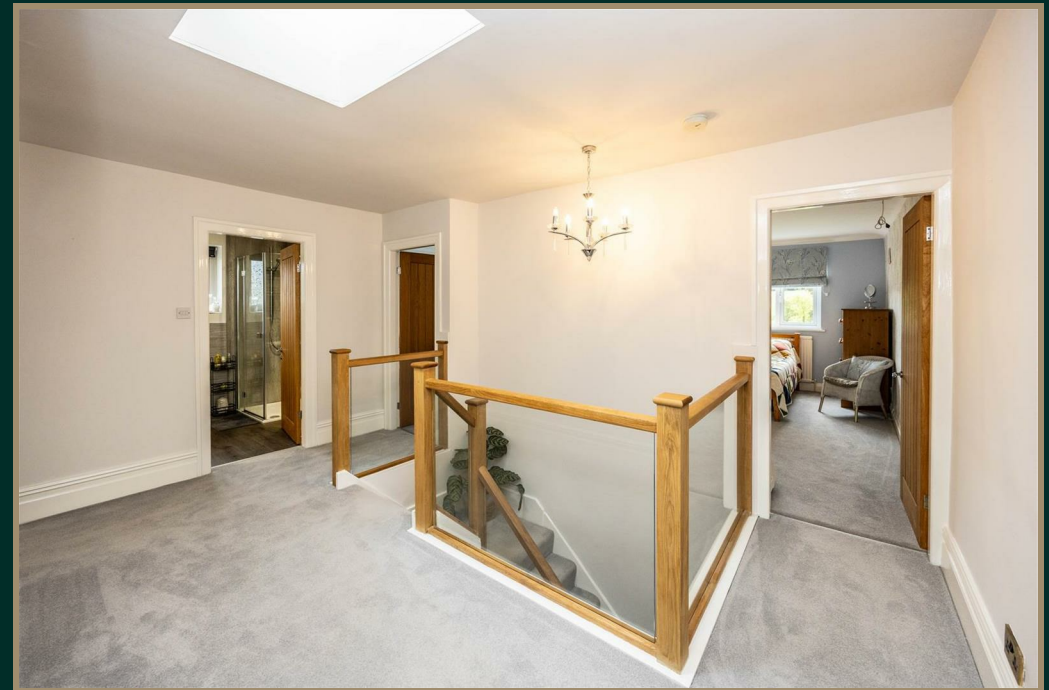
To the front, an extensive block-paved driveway provides off-street parking for several vehicles and access to a two-car carport with a living green roof.

The rear garden is designed for outdoor living, featuring:

- Indian sandstone terrace ideal for alfresco dining
- Stone steps leading down to a level lawn
- Additional flagged sun terrace
- Mature trees, plants, and rockery, creating a private and tranquil setting.

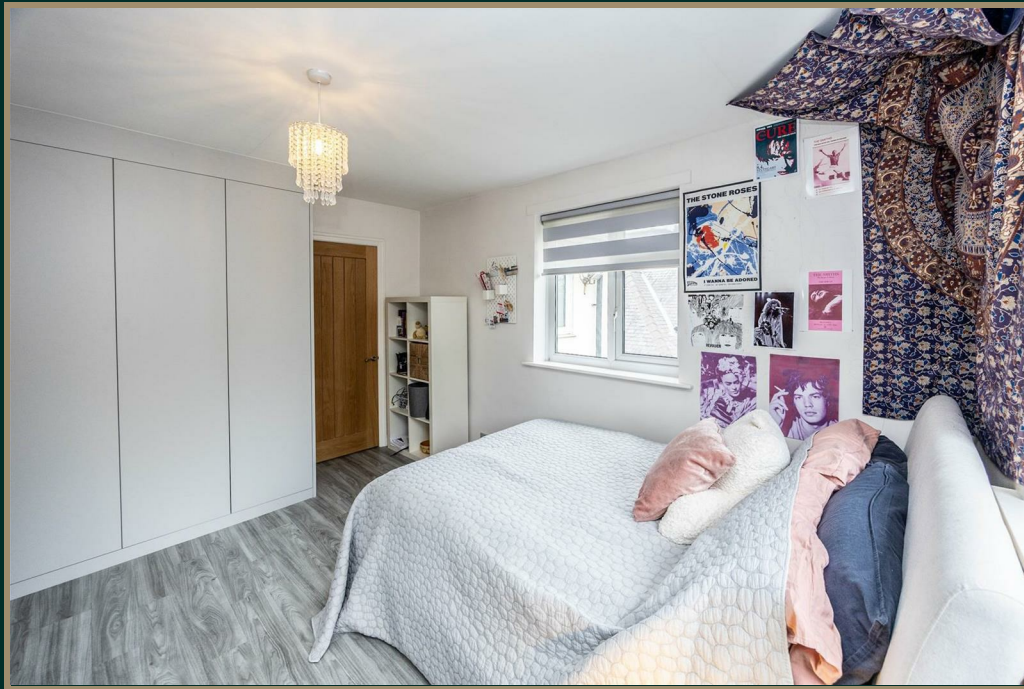




















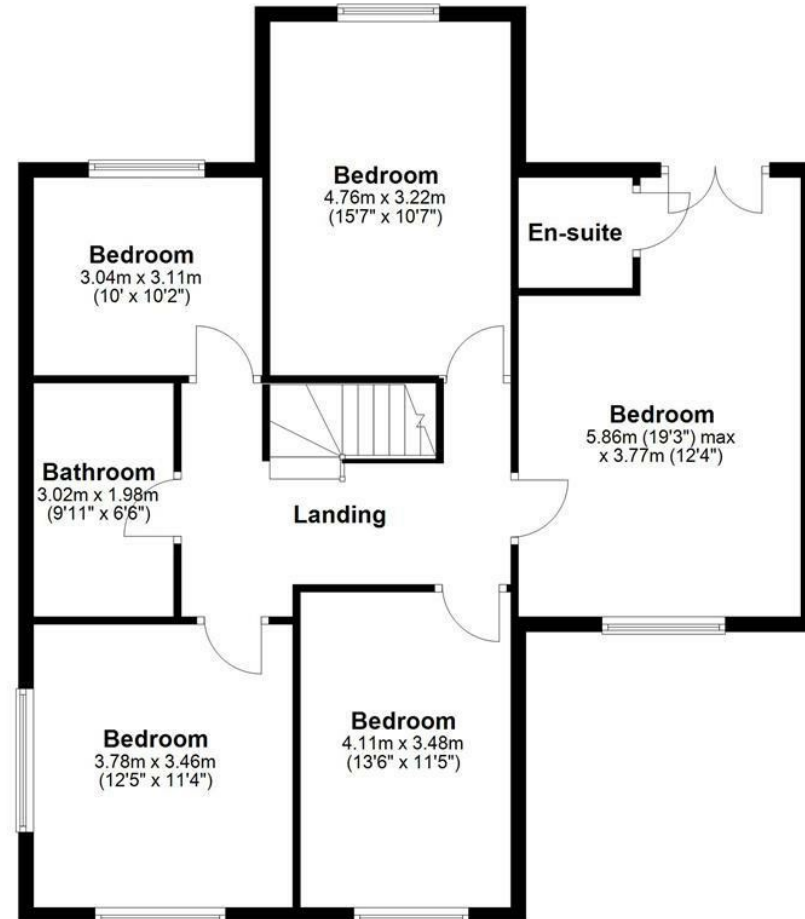
Ground Floor

Approx. 117.3 sq. metres (1262.3 sq. feet)



First Floor

Approx. 95.5 sq. metres (1028.3 sq. feet)



Total area: approx. 212.8 sq. metres (2290.6 sq. feet)



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