



Yorkshire's
Finest
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Burn Road
Huddersfield



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Offers In Region Of £550,000

WITH AMPLE LIVING SPACE, THIS STUNNING DETACHED PROPERTY HAS VINTAGE CHARACTER WITH MULLION WINDOWS AND IS PROVIDED WITH AMPLE OFF ROAD PARKING AND A DOUBLE GARAGE WITH WORKSHOP. BENEFITTING FROM A SOUTH FACING GARDEN TO THE REAR WITH SIZEABLE GARDENS, THE PROPERTY SITS ON A QUIET RESIDENTIAL LANE.

Burn Farm is a fabulous family home which is offered to the market with stylish décor and modern amenities. Furnished with natural light providing plenty of illumination through the abundance of windows and glass internal doors, this property is ensured an uplifting emotional effect. The size is instantly apparent as you alight into the spacious reception/dining hall and with lovely flow from room to room, the property is ready to move in. Externally the property has a dual driveway entrance and spacious front lawn and to the rear, the South facing elevation benefits from field views and plentiful seating areas. With further potential (subject to planning) to increase the square footage, this large property with characterful beams and mullion windows benefits from close motorway links and comfortable distance from well-regarded schools and colleges and local amenities.



RECEPTION HALL/DINING ROOM

With a covered porch and stone steps leading into the property, the reception hall is used as a formal dining room, fitted with a dark wood effect laminate flooring and neutral décor, this spacious room can be utilised to the homeowners requirements.

SITTING ROOM

The sophisticated sitting room with windows to two elevations is wonderfully bright and a generous sized room able to accommodate ample seating. The central focal point is the wood burning stove recessed within a limestone fire surround. Double glass and timber doors conduct a great flow of natural lighting and lead into the large kitchen and family room.

DINING FAMILY ROOM

This impressive room extends the property perfectly and makes the most of the south facing elevation ensuring a lovely degree of lighting. A captivating family room that with clever use of furniture can be easily sectioned to create a family snug. With a bank of windows to cosy up and watch the sun going down on an evening, there is plentiful space for a breakfast table to establish a perfect link between the family room and kitchen.

KITCHEN

With a great range of Beech coloured wall and base cabinets the kitchen is complimented with a wooden floor and matt dark grey brick tiling to the walls. Integral appliances include a Bosch oven and grill and Bosch induction 4 ring hob with chimney extractor above. Additional to these there is a fridge freezer and dishwasher. All finished with recessed spot lighting, the spacious kitchen is presented with a sedate colour scheme.

STUDY

Perfect for enjoying the peace and tranquillity of the rear garden, the carpeted study is provided with a fitted wall cabinet, housing the boiler, and sufficient space for office furniture.

UTILITY ROOM AND CLOAKROOM

The utility room is fitted with a red brick ceramic tiled floor and is offered with cabinets, work surface and a stainless steel sink and drainer. Within close proximity there is a ground floor cloakroom that includes a combination unit with back to wall w.c and wash basin.

BASEMENT

In the past, the basement has been utilised as a games room which provides additional useable facilities to this already sizeable family home.

LANDING

The considerable sized L shaped landing has windows that provide lighting and leads to the bedrooms and house bathroom. A hatch opening to the ceiling allows for easy access to the loft.

MASTER WITH ENSUITE

The king sized bedroom is equipped with a bank of fitted furniture and includes bedside wall lights. The shower ensuite is modern with a walk in shower and combination unit with back to wall w.c and wash basin and under floor heating.



FURTHER BEDROOM

Three additional bedrooms include two doubles and one single. The double bedroom to the rear includes exposed beams and feels warm and inviting with a pleasant décor and recessed linen cupboard. The further bedrooms overlook the front garden and tree lined views beyond.

HOUSE BATHROOM

The deluxe bathroom suite comprises of a bath, combination unit with ideal standard ceramic sink and low level w.c. A large corner shower unit is equipped with large matt tiling and chrome mixer shower. Adding character to the large bathroom, the ceiling is beamed and decorated in warm hues.

DOUBLE GARAGE AND WORKSHOP

The double garage can be accessed via the electric roller garage door and internally from the family room. Provided with lighting, sockets and shelving, the garage is further extended into a useable workshop space. Situated in large gardens, this area gives the possibility (subject to planning) to further extend the internal living space if desired.

EXTERIOR

With dual entrance tarmacadam driveway and spacious lawn, the large gardens to the front ensure ample space for the family to enjoy. A gate to the side leads to the low maintenance stone walled rear garden. With decorative flagged patio and benefitting from sunshine for the majority of the day, the garden has many sections that can be used for sociable gatherings and summer BBQ's. Decorated with wood chip borders and dry stone walls with established foliage, the gardens benefit from field views and a huge degree of privacy.

AGENTS NOTES

Surrounding land has planning permission. Details can be found on Kirklees Planning website.





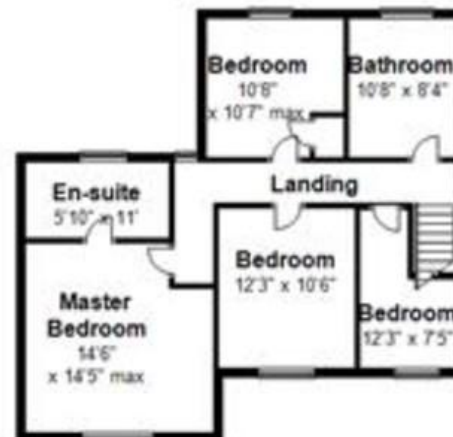
Ground Floor

Approx. 1931.4 sq. feet



First Floor

Approx. 804.5 sq. feet



Total area: approx. 2735.9 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors.

Plan produced using PlanUp.





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