



Wappy Spring Farm, Huddersfield, HD3 3SZ

Offers Over £575,000

An exceptional and one-of-a-kind home situated within an exclusive setting with breathtaking views. Wappy Spring Farm has been transformed into a magnificent family home and boasts generous modern living accommodation throughout. This recently refurbished and extended property now features a stunning glass-fronted open-plan kitchen dining area with far-reaching views. The property has undergone a full renovation and now features new windows, kitchen, bathroom and a variety of fixtures and fittings. Yet remaining original character with exposed wooden beams.

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Location.

Surrounded by rolling countryside the property is located 0.8 miles along a private tree-lined road. On arrival, you will find plenty of parking with room for three vehicles with a detached garage. Elland town centre is a short drive away where you can find local renowned schools, shops and other amenities. The property is ideal for commuting between Leeds, Bradford & Manchester with the M62, junction 24 approximately a 10-minute drive away.

Entrance.

The property welcomes you inside leading from the original barn entrance to a grand hallway offering plenty of natural light and space. Leading to the bespoke staircase and ground-floor living accommodation. Further storage is available under the stairs.

Downstairs WC.

Partly tiled downstairs bathroom, comprising of a low-level flush WC and wash hand basin.

Lounge.

Carpeted family lounge that can accommodate a large sofa suite, coffee table and fitted media unit. Bay window offering further seating arrangements.

Dining Area.

Private dining area that can accommodate a large dining table with a range of seating options. Room for free-standing furniture and sideboards.

Kitchen/Diner.

A recently installed shaker-style kitchen, benefiting from a range of floor and wall-mounted storage cupboards. Plenty of worktop space with solid granite worktops. Integrated appliances consist of twin built-in ovens and a five-gas ring stove with fitted overhead extractor unit. Breakfast bar with room for four bar stools.

Dining Area.

Formal dining area that can accommodate a large dining table with a range of seating arrangements. Room for a sofa and coffee table. Glass bi-folding doors offers plenty of natural light. Leading to the private decking area.

First Floor Landing.

Carpeted landing leading to bedrooms one, two, three, four & house bathroom.

Bedroom One - Master.

Luxurious master bedroom benefiting from original exposed wooden beams and far-reaching views. The bedroom can accommodate a large double bed, bedside tables and dressing table. Leading to the en-suite and walk-in wardrobe.

En-suite.

Partly tiled en-suite bathroom benefiting from a fitted shower unit. Modern free-standing bath, low-level flush WC. Wash hand basin with vanity unit.

Walk-in Wardrobe.

Walk-in wardrobe, offering plenty of storage arrangements.

Bedroom Two.

Carpeted double bedroom that can accommodate a double bed and free-standing bedroom furniture, dressing table and bedside cabinets.

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

EPC Rating:

