



45 Carr Hill Road

Upper Cumberworth, Huddersfield, HD8 8NW

A superb five bedroom detached family home in this sought after rural location with far reaching views and spacious contemporary accommodation. The property has the benefit of garden, off road parking and integral double garage. Briefly comprises through hallway, down stairs WC, breakfast kitchen, utility, dining room, lounge and orangery. To the first floor are five bedrooms, master with ensuite, jack and jill shower room shared with bedrooms 2 and 3 and a family bathroom. Paved and lawned rear garden, off road parking and integral double garage.

Offers Around £680,000

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- FIVE BEDROOM DETACHED FAMILY HOME
- MODERN AND CONTEMPORARY THROUGHOUT
- EXTREMELY SOUGHT AFTER LOCATION WITH FAR REACHING VIEWS
- MASTER WITH ENSUITE, JACK AND JILL TO BEDS 2 AND 3 AND FAMILY BATHROOM
- TWO RECEPTION ROOMS AND ORANGERY
- INTEGRAL DOUBLE GARAGE

Entrance

Cloakroom/WC

5'0" x 4'7" (1.52m x 1.40m)

Breakfast Kitchen

17'6" x 14'4" (5.33m x 4.37m)

Utility

7'5" x 5'0" (2.26m x 1.52m)

Double Garage

17'7" x 16'4" (5.36m x 4.98m)

Dining Room

16'4" x 10'8" (4.98m x 3.25m)

Lounge

18'3" x 14'0" (5.56m x 4.27m)

Orangery

12'7" x 8'9" (3.84m x 2.67m)

First Floor Landing

Master Bedroom

17'6" x 17'5" (5.33m x 5.31m)

Ensuite

7'7" x 5'6" (2.31m x 1.68m)

Bedroom 2

16'5" x 10'10" (5.00m x 3.30m)

Bedroom 3

13'7" x 9'3" (4.14m x 2.82m)

Jack and Jill Bathroom

7'8" x 5'11" (2.34m x 1.80m)

Bedroom 4

13'9" x 12'7" (max) (4.19m x 3.84m (max))

Bedroom 5

9'7" x 7'2" (2.92m x 2.18m)

Bathroom

9'6" x 6'10" (2.90m x 2.08m)

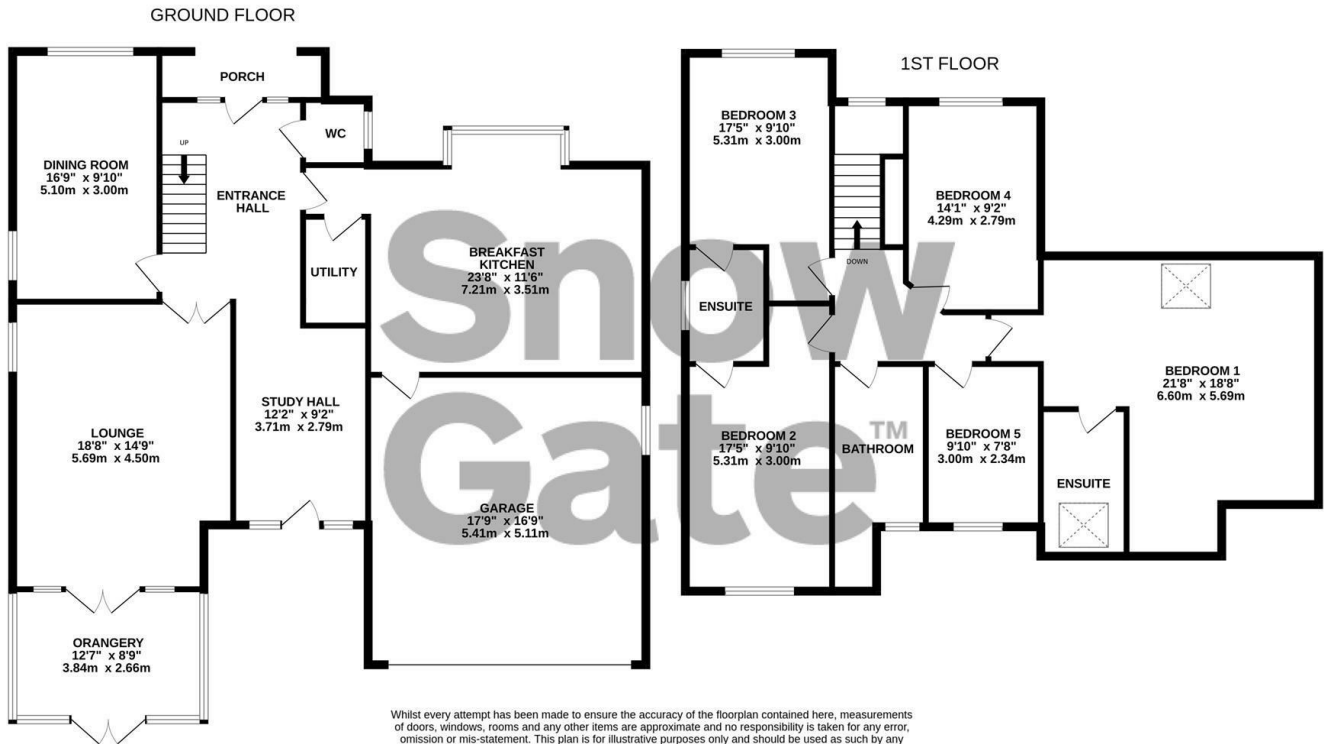
Garden and Parking



Directions

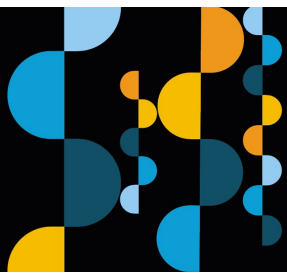
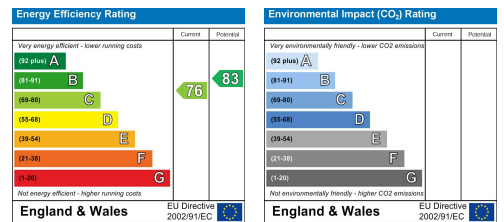


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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