



## 21 Balk Lane

Upper Cumberworth, Huddersfield, HD8 8NZ

A character filled four bedroom semi detached barn conversion in this sought after rural village. Available with no vendor chain the accommodation briefly comprises dining hallway, lounge, snug, utility/laundry room, breakfast kitchen and downstairs WC. To the first floor are four bedrooms, master with ensuite and family bathroom. Off road parking and enclosed garden.

NO VENDOR CHAIN.

**£425,000**

# 21 Balk Lane

Upper Cumberworth, Huddersfield, HD8 8NZ



- FOUR BEDROOM SEMI DETACHED BARN CONVERSION
- DOWNSTAIRS WC, FAMILY BATHROOM AND MASTER WITH EN-SUITE
- PLENTY OF CHARACTER THROUGHOUT WITH EXPOSED BEAMS AND WALLS
- RECENTLY FITTED CONTEMPORARY BREAKFAST KITCHEN
- TWO RECEPTION ROOMS AND OPEN PLAN LOUNGE AND DINING HALL
- ENCLOSED GARDEN AND PAVED OFF ROAD PARKING

## Entrance

## Dining Hallway

19'0" x 8'3" (5.79m x 2.51m)

## Breakfast Kitchen

15'2" x 10'7" (4.62m x 3.23m)

## Lounge

18'0" x 12'11" (5.49m x 3.94m)

## Snug

11'0" x 8'7" (3.35m x 2.62m)

## Utility

8'6" x 3'11" (2.59m x 1.19m)

## Downstairs WC

## First Floor Landing

## Master Bedroom

14'0" x 12'0" (4.27m x 3.66m)

## Ensuite

6'10" x 5'6" (2.08m x 1.68m)

## Bedroom 2

11'5" x 8'5" (3.48m x 2.57m)

## Bedroom 3

11'6" x 9'3" (3.51m x 2.82m)

## Office/Bedroom 4

7'7" x 5'10" (2.31m x 1.78m)

## Family Bathroom

8'6" x 5'11" (2.59m x 1.80m)

## Parking

## Garden

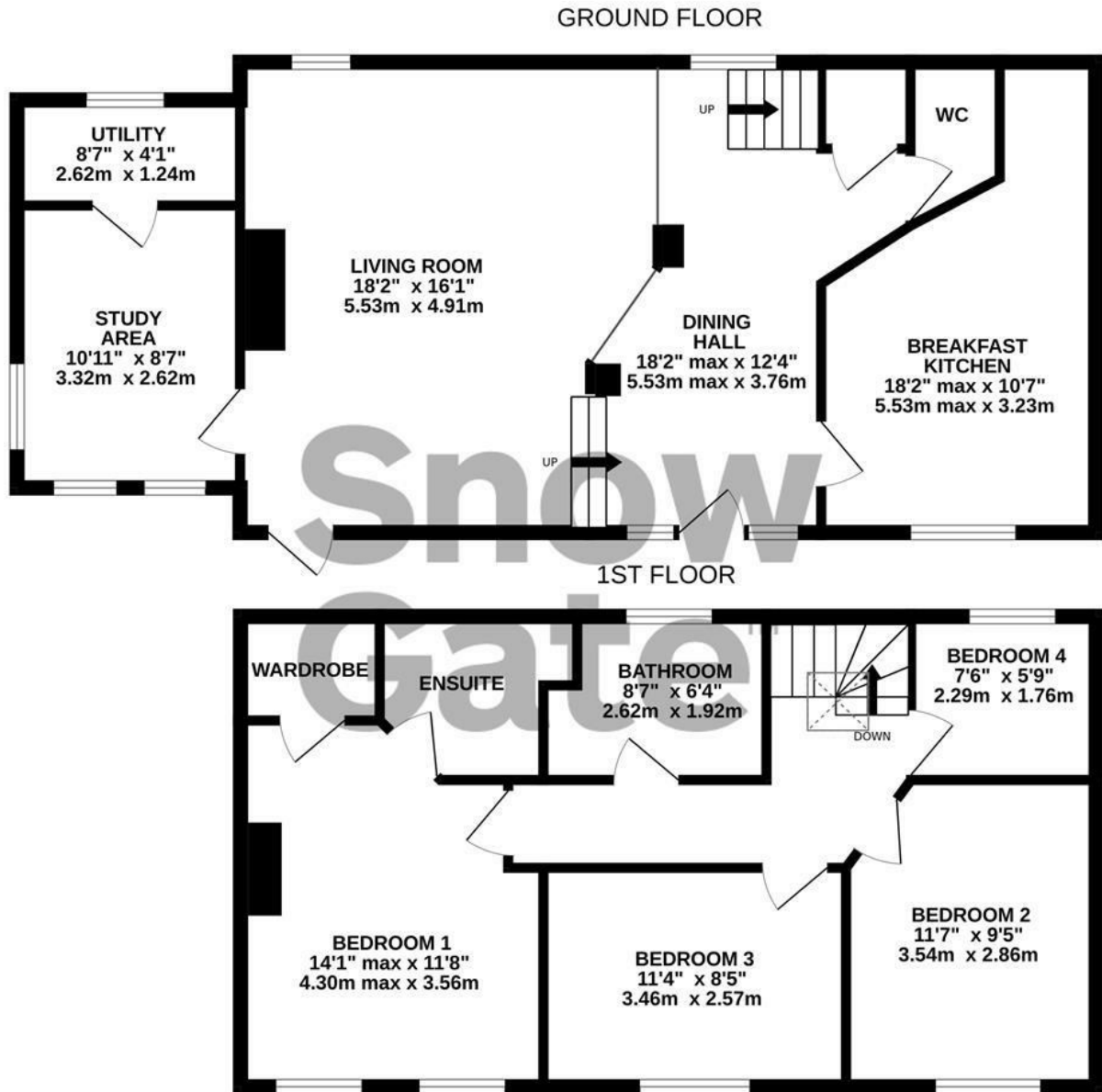


## Directions

At the Sovereign crossroads, take Barnsley Road towards Denby Dale and Wakefield. Straight after the first set of traffic lights and opposite The Star Inn, turn left onto Cumberworth Lane. Go past the primary school and take the first left opposite the church onto Balk Lane where the property can be found at the end of the cul de sac.

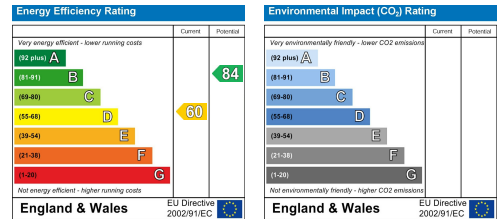


# Floor Plan



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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