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280 Cumberworth Lane

Denby Dale, Huddersfield, HD8 8QS

A beautiful detached four bedroom family home in the heart of this popular village just a short walk from all the local amenities. The property has been extended creating a stunning living dining kitchen as well as the two further reception rooms. Contemporary throughout with quality fixtures and fittings the accommodation briefly comprises hallway, downstairs WC, snug/family room, lounge and open plan living dining kitchen. To the first floor off the galleried landing are four double bedrooms, two with ensuite shower rooms and a family bathroom. Gated off road parking, garage and enclosed garden.

O.I.R.O £650,000

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- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- IMMACULATE AND CONTEMPORARY THROUGHOUT WITH QUALITY FIXTURES AND FITTINGS
- VILLAGE CENTRE LOCATION WITH VIEWS TO THE VIADUCT
- HOUSE BATHROOM, TWO ENSUITES & DOWNSTAIRS WC
- BEAUTIFUL HALLWAY WITH GALLERIED LANDING ABOVE
- EXTENDED TO CREATE A SUPERB OPEN PLAN LIVING DINING KITCHEN
- GATED OFF ROAD PARKING AND GARAGE

Entrance

Snug

11'8" x 9'9" (3.56m x 2.97m)

WC

5'7" x 4'0" (1.70m x 1.22m)

Lounge

22'2" x 11'10" (6.76m x 3.61m)

Utility

7'5" x 5'7" (2.26m x 1.70m)

Living Dining Kitchen

24'5" x 23'2" (7.44m x 7.06m)

First Floor Landing

Master Bedroom

15'10" x 11'7" (4.83m x 3.53m)

Ensuite

7'3" x 4'10" (2.21m x 1.47m)

Bedroom 2

11'0" x 10'7" (3.35m x 3.23m)

Ensuite

7'8" x 3'3" (2.34m x 0.99m)

Bedroom 3

11'0" x 10'8" (3.35m x 3.25m)

Bedroom 4

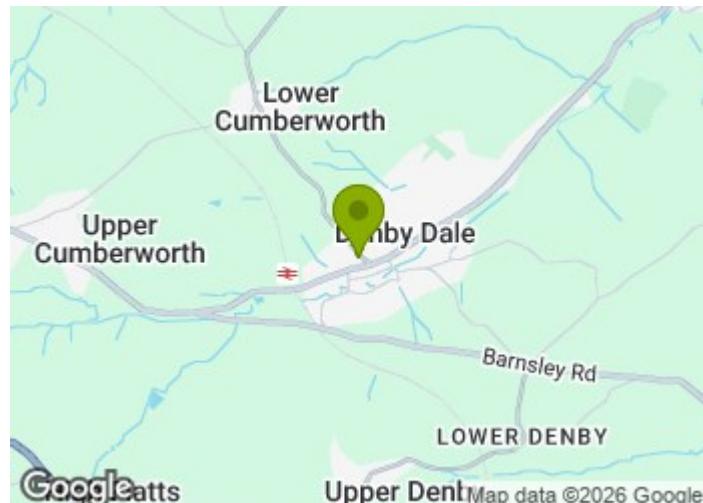
11'9" x 10'10" (3.58m x 3.30m)

Bathroom

9'7" x 7'9" (2.92m x 2.36m)

Parking and Garage

Garden

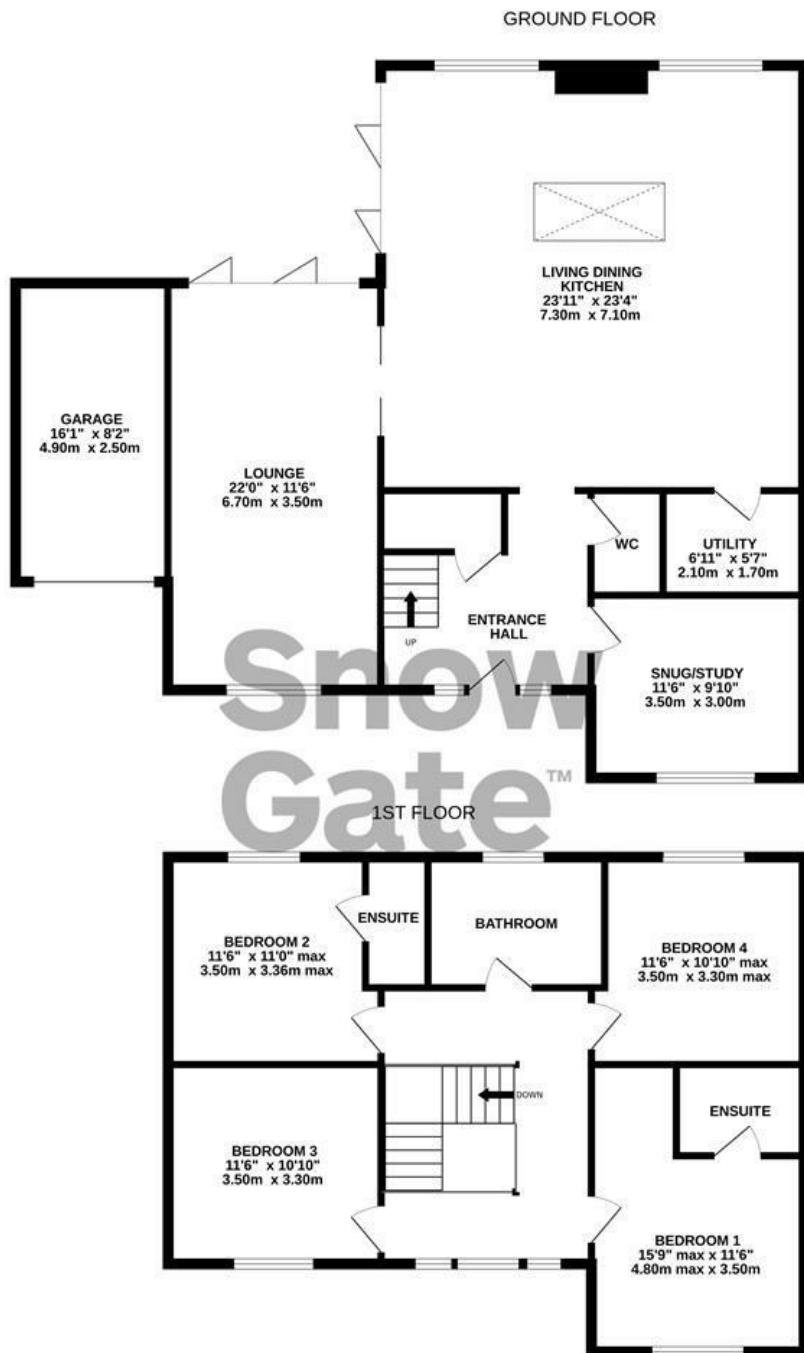


Directions





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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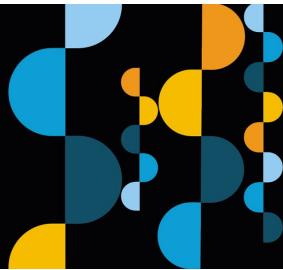
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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