



# Snow Gate™

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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



# 280 Cumberworth Lane

Denby Dale, Huddersfield, HD8 8QS



- 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**

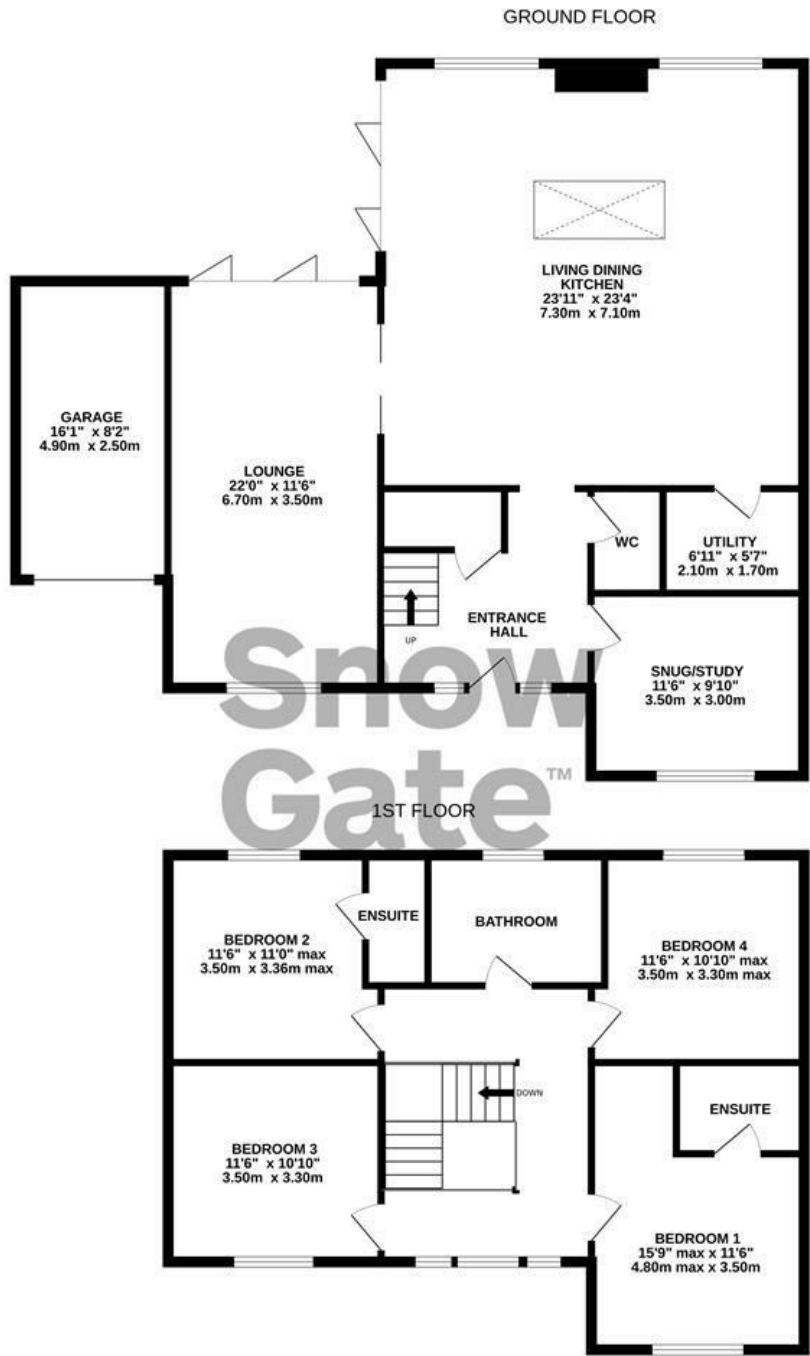
**Garden**



**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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