



**MALLINSON**  
& CO

INNOVATIVE PROPERTY EXPERTS

# Quaker Bottom, High Flatts, Huddersfield, HD8 8XU

Offers Over £695,000

 4  2  2



- STONE BUILT DETACHED HOME
- STUNNING BESPOKE OPEN PLAN KITCHEN
- WEALTH OF CHARM & CHARACTER
- INTEGRAL DOUBLE GARAGE & SWEEPING DRIVEWAY
- FANTASTIC CROSS VALLEY VIEWS
- 4 BEDROOMS
- HIGH QUALITY FIXTURES & FITTINGS THROUGHOUT
- PRINCIPAL SUITE WITH FREESTANDING BATH
- LARGE PRIVATELY ENCLOSED GARDENS
- EXCLUSIVE HAMLET LOCATION



SIMPLY OUTSTANDING! ... LOCATED IN THE HIGHLY SOUGHT-AFTER QUAKER BOTTOM, THE CARRIAGE HOUSE IS A REMARKABLE FOUR-BEDROOM CHARACTER HOME OFFERING A RARE COMBINATION OF TRADITIONAL CHARM, GENEROUS LIVING SPACE, AND BREATH TAKING CROSS-VALLEY VIEWS. SET WITHIN A SMALL EXCLUSIVE HAMLET, THIS BEAUTIFULLY APPOINTED PROPERTY ENJOYS A SUPERB ELEVATED POSITION, WITH GROUNDS EXTENDING TO THE FRONT AND REAR, AMPLE OFF-STREET PARKING, AND AN INTEGRAL DOUBLE GARAGE. BOASTING ACCOMMODATION ARRANGED OVER THREE FLOORS, THIS HOME PERFECTLY BALANCES RUSTIC CHARACTER WITH MODERN CONVENIENCE, FEATURING EXPOSED BEAMS AND BESPOKE FITTINGS THROUGHOUT. IDEALLY SUITED TO THE FAMILY PURCHASER OR DISCERNING COUPLE, THIS IS A TRULY SPECIAL PROPERTY THAT MUST BE VIEWED TO BE FULLY APPRECIATED.



Whilst every attempt has been made to ensure the accuracy of these measurements, no responsibility is taken for any errors, 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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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	34	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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