



2 Cornet Close, Huddersfield, HD3 3QQ



SHERIDAN  
BAILEY  
PROPERTY





Situated in Cornet Close off Holly Bank Road, Lindley, this substantial 4 bed, 3 storey detached property hold a commanding position in the cul-de-sac overlooking green space.

The fantastic open plan kitchen and family room with quadruple bifold doors leading into the rear garden area is the real stand out out feature for this home, providing a space for the whole family to spend time together as well as a fabulous space for entertaining.

The property briefly comprises, ground floor double bedroom ensuite, downstairs WC and utility. First floor dedicated to wrap around living space with large living room, dining, room, study, shower room, kitchen, family room, and on the third floor, large master bedroom ensuite, and two further double bedrooms plus house bathroom. This property is not to be missed!

**Asking price £575,000**







### Entrance Hall

Front door with frosted glazed side panels leading to good sized hallway and access to ground floor accommodation.

### Bedroom 2 with Ensuite

Ground floor double bedroom ensuite, with privacy, suitable for relatives, teenagers or guests. Large triple window to front elevation allowing a good amount of natural light. Fitted wardrobes.

### Ensuite

Ensuite with curved corner shower, oblong wash handbasin with vanity unit under, and WC.

### Ground Floor WC

WC with wash handbasin and vanity unit under and extractor.

### Door to Inner Hallway

### Access to Integral Garage

### Storage Room

### Utility Room/Dressing Room

Multi functional room, currently used as a Utility room with plumbing for washing machine, with ample fitted shelving and storage space, also suitable as a dressing room.

### Staircase to first floor landing

### Living Room

The whole of the first floor living space offers wraparound accommodation that can be opened up or sectioned off depending on need. The space provides a fantastic space of entertaining or family gatherings, permitting a free flow across the first floor area.

The living room is filled with an abundance of natural light from the triple set of windows overlooking the front elevation and the green space beyond. The room spacious and generously proportioned to allow 3 double sofas plus living room furniture. Double internal doors lead to the Dining Room.





### Dining Room

The Dining Room provides entertaining and formal dining space of 8 seater dining table and chairs, whilst allowing more room for furniture. Glazed double doors leading into Family Room

### Open Plan Kitchen / Family Room

The heart of the home and the real gem to this property is the fantastic open plan Kitchen / family space.

The kitchen comprises a large range of hi gloss matching light grey and slate grey wall and base units with display cabinets with marble worktops. Integrated appliances include NEFF single oven and double oven both with grills, larder fridge freezer, microwave, plus Zanussi dishwasher and washing machine. Instant hot water tap and double stainless steel sink. NEFF 5 gas hob burner with extractor over. Storage and work preparation space is in abundance. Breakfast bar area with seating for 4 bar stools plus velux window and window to rear elevation overlooking the rear garden.

The open plan kitchen wraps around into a spacious family area providing flexible living options with a further VELUX window and quadruple bi fold doors leading to landscaped garden area. A fantastic, socialable space for family and friends!

### Study / Playroom

Window to front elevation and room provides flexible living accommodation for study/home office, playroom.

### Bathroom

First floor WC with single shower cubicle, WC, wash hand basin and chrome towel rail

### Staircase to 2nd floor landing

### Master Bedroom Ensuite

Generously sized and extremely light master bedroom thanks for the triple set of windows to front elevation. Range of fitted wardrobes with inset lights.

### Ensuite

Ensuite comprising double shower, WC, wash handbasin, and frosted window to front elevation











### Bedroom 3

Double bedroom, fitted wardrobes and window to rear elevation

### Bedroom 4

Double bedroom with fitted wardrobes and window to rear elevation

### Bathroom

House bathroom comprising, bath with shower over and glass shower scree, WC, wash handbasin with vanity unit under, chrome heated towel rail and frosted window to side elevation.

### External Areas

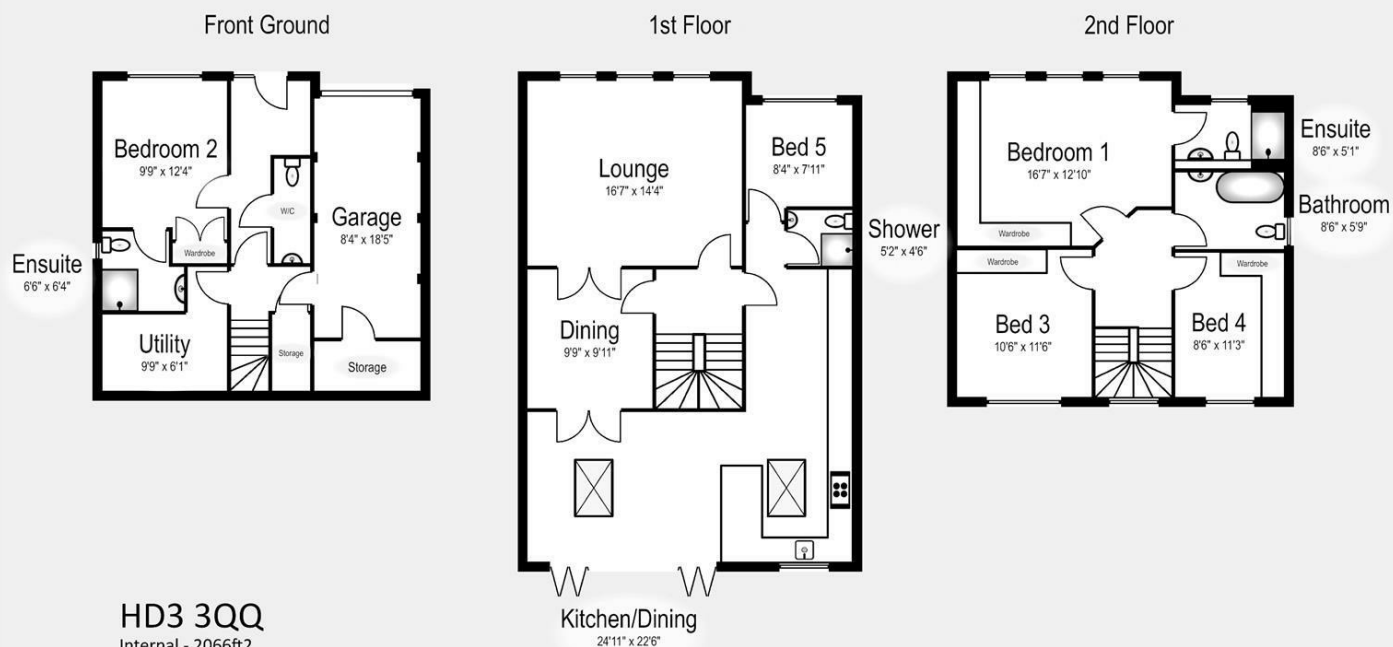
The property commands a prominent position at the head of a cul- de-sac. To the front is a double driveway with integral single garage. Lawned area with shrub and tree borders. Steps to side of house lead to rear garden.

The rear garden can be accessed via steps to the side of the property or internally via the bi fold doors from the family area on the first floor.

The rear garden offers a fantastic social space with large decking area with ample room for garden furniture and BBQ. The rest of the garden landscaped and laid to lawn with trees, shrubs and borders. There is outdoor lighting to the garden area.

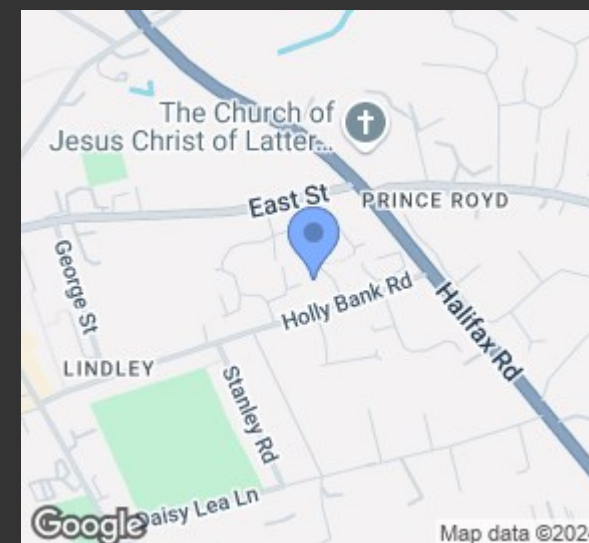






This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

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



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