



4 Bed
House
located in



913 New Hey Road
Huddersfield
HD3 3FH



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Guide price £308,000

***GUIDE PRICE £308,000 - £312,000 - STUNNING OPEN VIEWS AND EXCELLENT COMMUTER LINKS *** Wynn & Co Sales and Lettings are delighted to offer for sale this immaculate four bedroom cottage full of character and charm. The spacious accommodation boasts fantastic open views over countryside, private gardens and a wide driveway / off street parking.

Located in Outlane and only a short drive to Huddersfield town centre, it is a perfect spot! The M62 network is within close proximity, providing access to the nearby cities of Leeds and Manchester. Excellent primary and secondary schools are also easily accessible.

The accommodation itself is spacious throughout, having two large reception rooms along with a good sized kitchen-diner and utility room with WC. Two basement rooms offer further potential along with great storage, and porch's to both the front and rear add extra entrance space. The first floor consists of three double bedrooms and good sized fourth bedroom, having fitted wardrobes. There is a good sized bathroom to one half of the house and a shower room to the other, both with underfloor heating.

Entrance Porch

Stone built entrance porch with UPVC double glazed front door and UPVC double glazed window light. Corner seating area with useful storage and wooden internal door to hallway.

Entrance Hall

This entrance hall provides access to the kitchen-diner and has stairs leading off to first floor accommodation. Karndean flooring flows through into the kitchen-diner.

Kitchen-Diner

14'10" x 13'6"

A country style kitchen-diner with matching cream wall and base units, black granite worksurfaces, splash backs and a stainless steel sink unit with drainer and feature spotlights over. Integrated appliances comprise:- an electric oven, five ring gas hob, extractor fan and dishwasher with space for large 'American' style fridge freezer. The room also boasts an original brick fireplace with multi fuel stove. Karndean flooring and a UPVC double glazed window to the front aspect providing plenty of natural light. Internal doors then lead into the living room and dining room.

Basement Rooms

Two separate cellars currently providing fantastic storage space with further potential.

Living Room

14'11" x 13'7"

A spacious living room offering plenty of natural light via a UPVC double glazed window to the rear aspect. The room features a beautiful Inglenook fireplace with a stove effect gas fire and exposed chimney. An internal door provides access to the rear entrance vestibule with a UPVC rear door to the porch.

Rear Porch

UPVC double glazed with external door to garden.

Dining Room

13'8" x 10'8"

A spacious reception room with a large UPVC double glazed window to the front aspect and Karndean flooring throughout. Currently used as a dining room but could serve a variety of purposes from a family room, playroom or office.

Rear Lobby

UPVC double glazed external door to garden.

Utility Room / Cloaks

7'1" x 5'10"

This useful utility room has ample storage units, plumbing for a washing machine and space for a dryer above. Karndean flooring flows throughout and there is a UPVC double glazed window to the rear with frosted glass. Additionally there is a WC and vanity wash hand basin with a stylish vertical radiator. There is also an additional cupboard which houses a combi boiler.

Stairs and Landing

Staircase leads off the entrance hall to a spacious landing area providing access to all bedrooms and bathrooms. There are two storage cupboards and a UPVC double glazed window to the front aspect. A loft hatch leads to a fully boarded loft space with electric installed.



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Bedroom One

15'1" x 10'2"

A large double bedroom with a UPVC double glazed window to the rear aspect and a modern column style radiator.

Bedroom Two

11'7" x 9'11"

Second double bedroom with UPVC double glazed window to the rear aspect.

Bedroom Three

9'6" x 8'1"

A third double bedroom with UPVC double glazed window to the front aspect offering far-reaching views.

Bedroom Four

9'10" x 6'2"

A good sized single bedroom with fitted double wardrobe and UPVC double glazed window to the rear aspect.





Bathroom

7'11" x 6'11"

Furnished with a white suite comprising a modern panelled rectangular bath with shower screen and electric shower over, low level WC and pedestal wash hand basin. Underfloor heating, spotlights and partially tiled to walls. Feature 'Georgian' style central heating radiator with chrome towel rail attached. UPVC double glazed window to the front aspect with frosted glass.

Shower Room

6'11" x 6'3"

A fully tiled, modern shower room with ornate mosaic tiled flooring and underfloor heating. The room features a WC, pedestal wash hand basin and corner shower cubicle with rain head shower and additional attachment. There is a UPVC double glazed window with frosted glass to the front aspect and a large storage cupboard providing plenty of useful storage. 'Georgian' style central heating radiator and an LED lit mirror with Bluetooth speaker.



Attic Room

A loft hatch leads to a fully boarded loft space with electric installed.

Exterior

To the front of the property is a block paved area providing off road parking for up to three cars. There is also an outside tap and gated access then leads around to a private landscaped rear garden with feature decked areas offering plenty of space to relax and enjoy the pleasant views. There are log stores, a large shed, outside tap and outdoor electrical sockets.

Additional Features

Please note this property also has a CCTV System, Alarm System & Hive Controlled Central Heating





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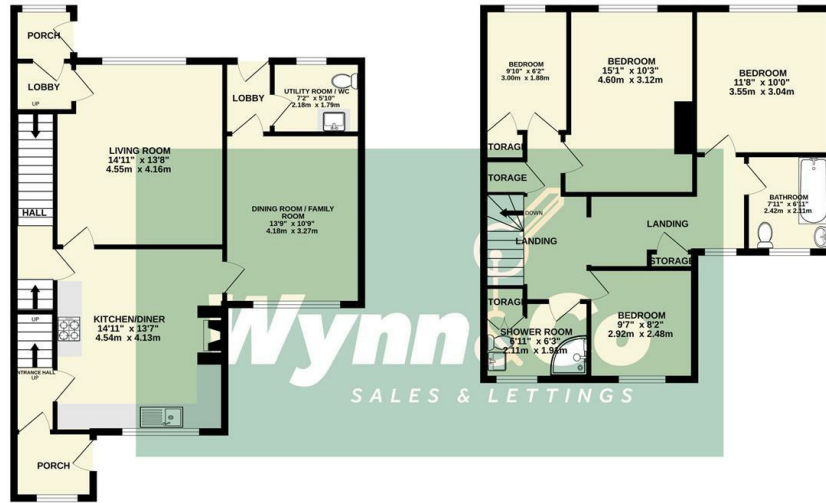


BASEMENT
230 sq.ft. (21.3 sq.m.) approx.

GROUND FLOOR
770 sq.ft. (71.3 sq.m.) approx.

1ST FLOOR
727 sq.ft. (66.9 sq.m.) approx.

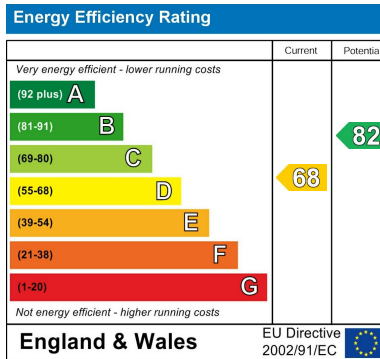
2ND FLOOR
86 sq.ft. (7.9 sq.m.) approx.



FOUR BEDROOM COTTAGE

TOTAL FLOOR AREA : 1723 sq.ft. (160.1 sq.m.) approx.

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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DIRECTIONS

CONTACT

86 Millgate
Ackworth
WF7 7QD

E: sales@wynnandco.co.uk

T: 07901005018

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Sales and Lettings