



Carr Hill Road, Upper Cumberworth HUDDERSFIELD HD8 8NW

welcome to

Carr Hill Road, Upper Cumberworth HUDDERSFIELD

Stunning DETACHED BUNGALOW presented to a HIGH SPECIFICATION affording spacious TWO/THREE BEDROOM accommodation presented in turn key condition. Externally there are delightful GARDENS and a breathtaking PANORAMIC OUTLOOK to the rear. NO ONWARD CHAIN.

Summary

Rarely will properties of this ilk become available to the market boasting a simply stunning home that has been thoughtfully reconfigured and extended by the current vendors to provide contemporary style 2/3 bedroom accommodation that will appeal to a wide ranging audience. Briefly comprising: entrance porch, entrance hall, living room, dining room, garden room, utility room & laundry room, main bathroom, dining kitchen and two upper floor double bedrooms both having en suite facilities. Externally perfectly manicured gardens enhance the property along with the driveway and garage access whilst cherry on top is provided by the breathtaking panoramic outlook to the rear. With amenities nearby and ease of access to major road networks an early inspection would be highly recommended.

Accommodation

Entrance Porch

There is a laminate floor covering and door leading to:

Entrance Hall

Fitted with a high quality Amtico floor covering along with several of the rooms there are two contemporary style radiators, a double glazed window to rear aspect and staircase with spindle ballustrade ascending to the upper floor.

Living Room

22' 4" x 13' (6.81m x 3.96m)

Beautifully presented in a modern style with the focal point being the media wall with log effect living flame fire. There are fittings for a wall mounted TV and the room has a partially suspended ceiling with inset lighting, two central heating radiators, one concealing additional storage. There is a continuation of the Amtico floor covering and

bi fold doors open onto the rear of the property.

Dining Kitchen

16' 2" x 11' 5" (4.93m x 3.48m)

Fitted with an attractive range of wall and base units with roll edge worksurfaces incorporating a stainless steel one and a half bowl sink and drainer unit with mixer tap. Appliances include the stainless steel Bosch five burner hob with extractor hood along with the integral Bosch dishwasher and Bosch oven and microwave/oven grill combi. There is also an integral fridge and the room is complemented by the inset ceiling lighting and double glazing to two aspects.

Dining Room

15' 5" x 11' 7" (4.70m x 3.53m)

Perfect for the more formal occasion and having a gas coal effect living flame fire set to feature surround. There is decorative cornice to ceiling, various wall light points and double glazed window to rear aspect. Double french patio doors leading to:

Garden Room

18' x 7' (5.49m x 2.13m)

Ideal for those times of relaxation adjacent to the side garden and having a timber clad ceiling, tiled floor covering, storage heater and door leading out into the garden.

Bathroom

8' 4" x 8' 4" max (2.54m x 2.54m max)

Another stylishly presented room featuring a white suite comprising of low flush w/c, vanity style hand washbasin and Jacuzzi corner bath. The room is enhanced by the underfloor heating, complementary surrounds and slate effect floor covering whilst there is feature glazed display shelving with concealed lighting, a radiator with





inset mirror and the room has a double glazed obscure window.

Bedroom Three/Study

12' x 9' (3.66m x 2.74m)

Providing versatility in its usage as either a bedroom or study room for the home worker, there are built in storage cupboards, a radiator and double glazed window to front aspect.

Utility

8' 8" x 4' 2" (2.64m x 1.27m)

There is plumbing for the washing machine and space for a fridge freezer whilst the room houses the central heating boiler and has a double glazed obscure window.

First Floor

Bedroom One

13' x 11' 7" (3.96m x 3.53m)

The principle bedroom has fitted wardrobes, a beam to ceiling, central heating radiator and is double glazed to two aspects- note the views. A sliding glazed door leads to:

En Suite

Fitted with a modern white low flush w/c and wall hung hand washbasin. There is a shower cubicle and the room has inset ceiling lighting, a velux roof window and central heating radiator.

Bedroom Two

10' 2" x 8' 6" (3.10m x 2.59m)

Another double bedroom which has sliding glass door leading to a walk in wardrobe with radiator, hanging rail, storage shelving and full length dressing mirror. a central heating radiator and velux window along with en suite facilities.

En Suite

Modern white low flush w/c and vanity style hand washbasin with tiled shower cubicle, inset ceiling lighting, velux and chrome effect heated rail ladder.

External

To the front of the property is a resin driveway leading to the attached garage that has a remote door and power and lighting. The front gardens are lawned with an array of plants and shrubs and there is an EV charger. To the side is a cobbled patio area again with an array of established plants and shrubs. The rear gardens boast several seating areas along with a lawn and further border plants and shrubs. The raised decking with glazed ballustrade, accessible from the lounge has storage beneath and showcases perfectly the fabulous outlook. To the adjacent side of the property is a useful garden shed, a water supply and greenhouse.



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welcome to

Carr Hill Road, Upper Cumberworth HUDDERSFIELD

- Fabulous Detached Bungalow
- Stylishly Reconfigured
- Two Double Bedrooms- Both En Suite + Study/
Bedroom Three
- Attractive Gardens
- Panoramic Outlook

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers in the region of

£530 000

directions to this property:

Leave Holmfirth via Station Road, which then becomes New Mill Road, upon entering the village of New Mill, proceed straight across into Penistone Road (following the signs for Barnsley), carry on this road for approximately two miles, upon reaching the junction with the Sovereign Inn, go straight across onto Barnsley Rd then turn right at the traffic lights where the property can be found on the left hand side.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HMF108540 - 0009

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