



Yorkshire's
Finest

A Collection of Yorkshire's Finest Homes

Stafford Hill Lane
Huddersfield



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£395,000

YORKSHIRE'S FINEST IS PROUD TO PRESENT THIS EXCEPTIONAL DETACHED DORMER BUNGALOW TO THE MARKET, FEATURING EXTENSIVE GARDENS AND AMPLE OFF-ROAD PARKING. THIS PROPERTY IS OFFERED CHAIN-FREE, MAKING IT AN ATTRACTIVE OPPORTUNITY FOR PROSPECTIVE BUYERS.

Situated on a highly sought-after road, this property, while in need of some modernisation, has been well maintained by the current owner. It presents a fantastic opportunity to transform it into a truly special home. The house exudes a welcoming ambiance and is deceptively spacious, particularly the outdoor space, which holds significant potential for both home movers and developers. The rear garden, approximately 100 feet in length, offers ample room for various possibilities.

The property comprises a large front porch leading to a utility room. A few steps guide you to the front door, which opens into a sizeable inner entrance hall with doors leading to all rooms. The kitchen accommodates a small dining table, while the generously sized living room features a charming fireplace. The ground floor also includes two double bedrooms, a shower room, and a large cupboard.



Ascending the stairs, you will find a spacious landing that could serve as a study area, with a door leading to a large eaves cupboard and a third double bedroom.

The exterior of the property is equally impressive. The private front garden is meticulously maintained and provides a driveway. The rear garden is a well-tended oasis, featuring a long lawn, three sheds, and a summer house, ensuring no shortage of storage options.

Viewings are highly recommended to fully appreciate the potential and charm of this property. Don't miss out on this opportunity to create a truly special home in a desirable location.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: TBC

EPC: TBC

What3Words: combining.moon.vase

Parking: Garage; On drive

Utilities

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Ultrafast Available

Mobile Coverage: 4G Available - check with your provider.

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or

appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

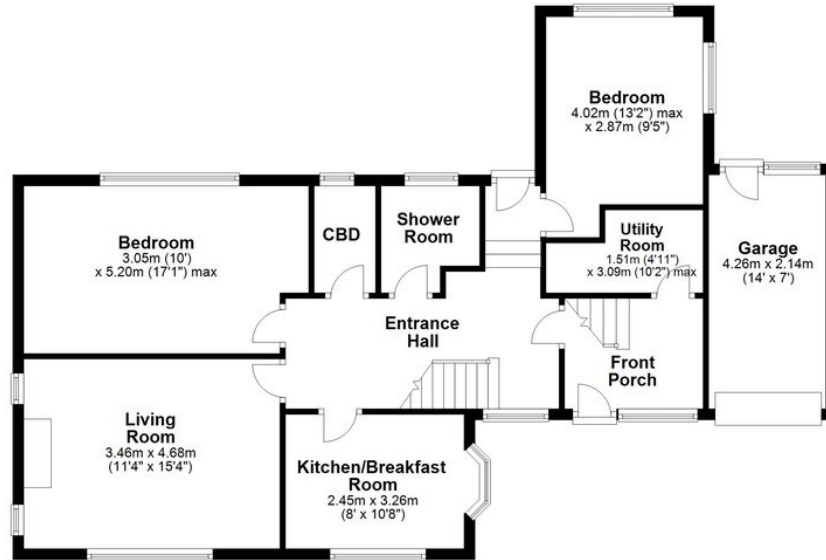
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





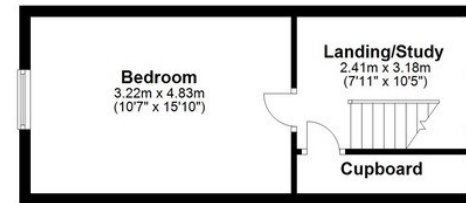
Ground Floor

Approx. 89.3 sq. metres (961.5 sq. feet)



First Floor

Approx. 26.1 sq. metres (280.8 sq. feet)



Total area: approx. 115.4 sq. metres (1242.3 sq. feet)



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