



## The Old Smithy, 72 Almondbury Bank, Huddersfield, HD5 8HF

Offers In The Region Of £315,000

- Two Bedrooms
- Barn Conversion
- Garage
- Garden

## 72 Almondbury Bank, Huddersfield HD5 8HF

A truly unique barn conversion bursting with character and charm, this beautiful property comprises a spacious kitchen/diner, two reception rooms, a sunroom, two double bedrooms, a bathroom, and a shower room. Completing this property is a lovely garden, garage, and a convenient location close to local amenities and commuter links.



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**Kitchen/Diner**

A beautiful wide stable-style door opens into the kitchen/diner, a well-proportioned room featuring fabulous high beam ceilings and exposed stone walls. The space is complete with tile flooring, adding to the rustic charm. The kitchen boasts farmhouse-style units with an integrated oven and gas hob, along with plumbing for a dishwasher and space for a fridge. This area is the perfect setting for entertaining friends and family.

**Lounge**

The lounge boasts beam ceilings and a wonderful fireplace housing a multi-fuel stove, creating a warm and inviting atmosphere. This cozy room is perfect for sitting and snuggling on those chilly winter evenings.

**The Pantry/ Study**

Formerly used as a study area, is a highly practical space now serving as a pantry and storage for a tall fridge freezer. A double-glazed window allows natural light.

**Reception Room**

The second reception room is a flexible space, ideal as a games room, formal dining area, or even a third bedroom. Double-glazed doors lead out to the garden, while windows frame beautiful views of the outdoor space.

**Sunroom**

A wonderful addition to the property, this light and airy space is perfect for sitting and relaxing. It also benefits from a utility area with plenty of storage. Doors lead out to the rear garden, offering easy access to outdoor space.

**Master Suite**

A spiral staircase leads up to a generous-sized double bedroom, featuring wooden flooring and beamed ceilings. The space is filled with natural light, thanks to a large, double-glazed window, a skylight, and an eye-catching stained glass window. The room also benefits from fitted furniture, and steps lead down to a versatile dressing area or study.

**Shower Room**

The good-sized shower room features a double walk-in shower, wash basin, and low-level WC. The space is designed with care, accommodating the sloping ceilings while still offering functionality and comfort.

**Bedroom Two**

Another delightful double bedroom, this self-contained suite is full of character and bathed in natural light, thanks to its dual-aspect windows. A door provides access to the en-suite bathroom, adding to the room's charm and convenience.

**Ensuite**

The en-suite features a three-piece bathroom suite, comprising a panel bath with a shower over, a wash basin, and a low-level WC.

**Garden**

The rear garden is mainly laid to lawn, featuring a delightful orchard. There's also a patio, perfect for hosting parties and enjoying the outdoors. Access is provided to a detached single garage, offering off-road parking.

**ADDITIONAL INFORMATION**

Council Tax: A

EPC: TBC

Tenure: Freehold

Parking: Off Road Parking

**UTILITIES**

Gas: Mains

Electric: Mains

Water: Mains

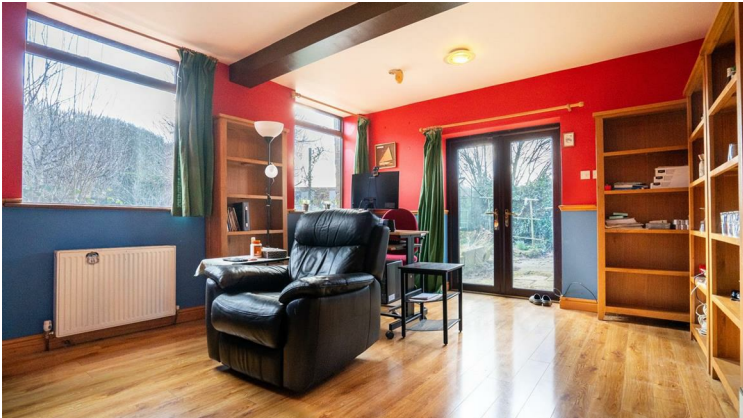
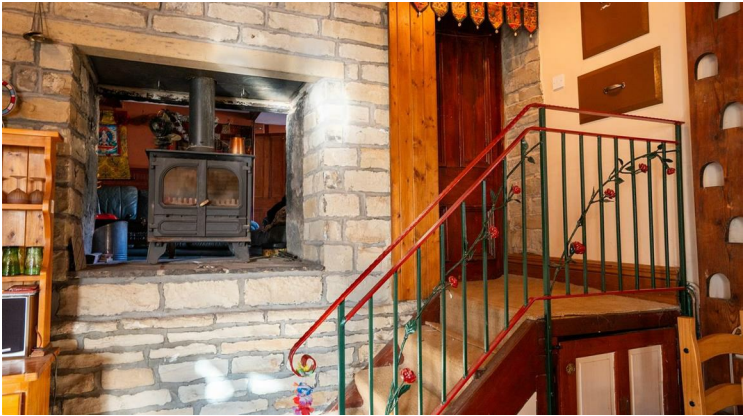
Heating: TBC

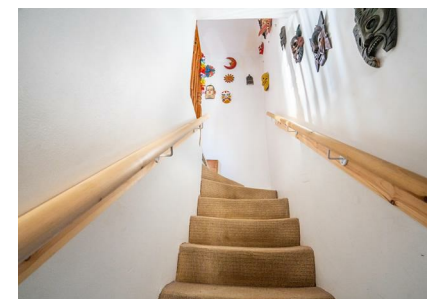
Broadband: Full Fibre Broadband

Mobile Coverage: 4G/5G check with your provider

**AGENT NOTES**

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## Viewings

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