



**Heaton House, Round Hill Lane, Upper Heaton
Huddersfield HD5 0PP**

welcome to

Heaton House Round Hill Lane, Upper Heaton Huddersfield

!WOW! Beautifully presented 5 bed detached farm house with far reaching views. Having two large reception rooms, open plan entertainment kitchen, with a range bespoke high quality materials and features. Driveway plus garage parking and spacious rooms throughout.



Entrance

Tiled entrance porch with storage leading into a beautiful open plan reception.

Lounge

23' 7" x 10' 1" (7.19m x 3.07m)

WOW, what a beautifully space family lounge. The room is warmed by a log burning stove with handmade Yorkshire stone fireplace plus separate central heating radiator. Half painted wall panelling, carpeted flooring and double glazed windows which flood the room with plenty of natural light.

Dining Room

18' x 15' 8" (5.49m x 4.78m)

Superbly sized central family room with exposed beams, carpeted flooring and warmed by central heating radiator. The room also has double glazed windows.

Kitchen

15' 10" x 18' 3" (4.83m x 5.56m)

Fantastic sized entertaining kitchen is fitted with bespoke built units and black granite worktops. Six seater central island unit perfect for family/friend gathering. Integrated appliances including a microwave, Range Master cooker, dishwasher, washer/dryer, American style fridge freezer and a wine fridge. One and a half bowl sink unit with drainer and swan neck mixer tap. Beamed ceiling, ceiling spotlights and tiled flooring. Double glazed windows and stable style door offer direct access out to the garden.

First Floor

Bedroom One

17' 4" x 16' 4" (5.28m x 4.98m)

Spacious master bedroom with carpeted flooring, central heating radiator and double glazed windows to the front and side offering far reaching views. Having en-suite access.

Ensuite

8' 11" x 7' 9" (2.72m x 2.36m)

Beautifully decorated ensuite comprising a roll top back and separate double shower cubicle. Low flush WC and wash hand basin. With partly tiled walls and tiled flooring.

Bedroom Two

11' 8" x 15' 3" (3.56m x 4.65m)

Second largest bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window to the front with views. Door to en-suite facilities.

Ensuite

5' 6" x 5' (1.68m x 1.52m)

Fully tiled shower room with double corner shower cubicle, low flush WC and wash hand basin. Ceiling spotlights and frosted window.

Bedroom Three

10' 11" x 12' 5" (3.33m x 3.78m)

Spacious double bedroom with double glazed window offering superb views. Laminate flooring and warmed by a central heating radiator.

Bedroom Four

10' 3" x 13' 9" (3.12m x 4.19m)

Fourth spacious double with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bathroom

5' 11" x 7' 4" (1.80m x 2.24m)

Fully tiled bathroom suite comprising bath with shower over and folding shower screen, low flush WC and wash hand basin with vanity unit. Ceiling spotlights, extractor and frosted window.

Second Floor

Bedroom Five

6' 9" x 8' 1" (2.06m x 2.46m)

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

External

Externally the property offers a low maintenance garden being privately enclosed with space for hot tubs, trampolines and entertaining. Gated driveway access leads to an integral garage.



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welcome to

Heaton House Round Hill Lane, Upper Heaton Huddersfield

- Heaton House Is Located In A Small Hamlet Called Upper Heaton
- Fully Modernised Farmhouse - Ideal Family Home
- Bespoke High Quality Feature Throughout
- Spacious Living Areas and Sizeable Double Bedrooms
- Fantastic Expansive Views

Tenure: Freehold EPC Rating: D

offers in the region of

£550,000 - £575,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116419 - 0009

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