



Camp Hill, Scammonden, Huddersfield HD3 3FR

welcome to

Camp Hill, Scammonden Huddersfield

This charming, characterful cottage boasts panoramic views, nestled in the hillside with a picturesque outlook from every window. Located close to the M62 network and boasting off-road parking, open-plan living and spacious room sizes throughout.



Ground Floor

Front door leading to porch with space for washing machine and dryer. With quality laminate flooring and two double glazed windows. With ceiling spotlights and loft hatch. Door opens to the lounge.

Lounge

15' 1" x 15' 1" (4.60m x 4.60m)

This wonderful reception room has original wood flooring and is warmed by a solid fuel fire with stone fireplace and slate hearth. The room has a cosy feel with ceiling spotlights, beamed ceiling and a double glazed window which overlooks the front. Opening to kitchen diner.

Kitchen

15' x 8' 10" (4.57m x 2.69m)

Stunning kitchen diner fitted with a range of quality base and wall units with wood worksurfaces. With Aga style electric double oven and hob with extractor over. Space for fridge freezer and dining table and chairs. Porcelain sink unit with spray tap. Again, with ceiling spotlights and a double glazed window with fabulous views. Yorkshire stone flooring and door to an understairs storage cupboard.

First Floor Landing

Carpeted stairs lead to landing with door to bedroom and bathroom.

Bedroom One

13' 8" x 13' 9" into recess (4.17m x 4.19m into recess)

Amazingly sized double bedroom warmed by a multi fuel fire with exposed brick fireplace plus a central heating radiator. There is an integrated understairs cupboard and five double glazed windows which overlook the front with superb countryside views.

Bathroom

14' 10" max x 6' 4" plus recess (4.52m max x 1.93m plus recess)

Comprising free standing roll top bath and separate shower cubicle. WC and wash hand basin. With feature tiled flooring and central heating radiator, ceiling spotlights, extractor and door to boiler cupboard. Four double glazed windows overlook the rear.

Second Floor Bedroom

14' x 16' 10" rest head height (4.27m x 5.13m rest head height)

Relaxing and spacious double bedroom has carpeted flooring, eaves storage and warmed by a central heating radiator. With beamed ceiling, Velux window and double glazed window to the rear with rolling countryside views.

External

Externally, the property has an enclosed and well-maintained garden, and an off-road parking bay to the front.



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welcome to

Camp Hill, Scammonden Huddersfield

- Fabulously Rural and Peaceful Location With Panoramic Views
- Close To M62 Networks
- Character Property Being Immaculate Throughout
- Open Plan Living With Spacious Rooms
- Off Road Parking Space

Tenure: Freehold EPC Rating: F

offers in the region of

£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116600 - 0004

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william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)