



**Close Hill Lane, Huddersfield HD4 6JY**

**welcome to**

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Expansive plot that can only be appreciated by viewing! 4 beds with main living spaces on one level. Having additional lower ground level ripe for conversion out to garden, set over amazing views and offering complete privacy. Double garage with workshop and pit over two levels.



## Ground Floor

### Entrance

Front door leading to a good sized hallway with laminate flooring and warmed by a central heating radiator. Stairs lead to the lower ground floor.

### Lounge

12' 1" x 16' 5" ( 3.68m x 5.00m )

Generous sized reception room with carpeted flooring and warmed by a log burner fire plus a central heating radiator. The room has a good sized double glazed window to the rear with superb views.

### Dining Area

9' 7" x 9' 8" ( 2.92m x 2.95m )

Good sized dining area with tiled flooring and warmed by a gas fire plus central heating radiator. Double glazed window overlooks the side with opening to kitchen area.

### Kitchen

8' 1" x 9' 9" ( 2.46m x 2.97m )

Fitted with a range of base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and hob with extractor over. Space for fridge freezer. Double glazed window and door leading side driveway.

### Utility

Walk-in pantry cupboard with space for washing machine and dryer.

## Bedroom One

13' 5" x 10' ( 4.09m x 3.05m )

Spacious double bedroom with fitted wardrobes, real wood flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

## Bedroom Two

13' 5" x 8' 11" ( 4.09m x 2.72m )

Second spacious double bedroom with built-in storage cupboard, real wood flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

## Bedroom Three

6' x 9' ( 1.83m x 2.74m )

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

## Bathroom

9' 8" x 5' 5" ( 2.95m x 1.65m )

Bathroom suite comprising bath and separate shower cubicle, low flush WC and wash hand basin. Part tiled walls and tiled flooring. Double glazed window to the front.

## Lower Ground Floor

### Reception Room

12' 10" x 11' 11" ( 3.91m x 3.63m )

Spacious reception room with carpeted flooring. Double glazed French doors open to the conservatory. There is also a hatch which opens to a store room area.

## Conservatory

14' 3" x 9' 5" ( 4.34m x 2.87m )

Sizeable conservatory with vinyl flooring and double glazed windows and doors.

## Bedroom Four/Study

7' 5" x 7' 8" ( 2.26m x 2.34m )

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

## Wc

9' 10" x 5' 5" ( 3.00m x 1.65m )

Comprising bath with shower over and folding shower screen, low flush WC and wash hand basin. With part tiled walls and tiled flooring.

## Store

9' 11" x 4' 9" ( 3.02m x 1.45m )

Additional utility space.

## External

Driveway leading down to a two floored double garage measuring 18'01" x 18'02" and 17'0" x 8'10", with working pit and full workshop. Driveway to the front. Front and rear gardens with the rear having three sections. Top seated patio, wildlife garden then large turf section at the bottom plus a concrete outhouse.



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## Close Hill Lane, Huddersfield

- Expansive Plot As Well As Expansive Space In Property
- Double Garage Set Over Two Floors With Working Pit and Workshop
- Main Living Spaces On One Level With Partially Unconverted Lower Ground Floor
- Views Over Valley
- Great Private Garden Spaces

Tenure: Freehold EPC Rating: D

guide price

**£300,000 - £325,000**



Please note the marker reflects the postcode not the actual property

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