



**Church Lane, South Crosland, Huddersfield HD4 7DB**



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One of a kind, an architecturally re-designed dormer bungalow in South Crosland with open plan living, a master bedroom with a balcony, oversized single garage as well as a full outdoor bar. Immaculate, semi-rural, ticking all the boxes for those looking to settle in a private, peaceful location.



### Entrance Hall

Immaculately presented spacious entrance hall with tiled flooring, integrated storage cupboards, and warmed by a central heating radiator.

### Lounge

25' 4" Into dining area x 14' 3" ( 7.72m Into dining area x 4.34m )  
Beautiful and modern lounge with tiled flooring, characterful feature fireplace with a multi-fuel burner. The lounge is tastefully decorated with exposed wood and ceiling spotlights, high-specification, under floor heating. Plus French doors opening onto the rear garden space. Open plan dining area with continuous stone tile from the lounge, also featuring the multi-fuel burner. The dining area offers high ceilings and exposed beams with floor to ceiling double glazed windows to the garden allowing lots of natural light to flow through the space. Ample space for a six seater dining table and chairs.

### Kitchen

13' 11" x 10' 8" ( 4.24m x 3.25m )  
The perfect space for entertaining, the kitchen features the same stone tiling in the lounge and dining area, with characterful glass chevron tiles and a stainless steel splashback. The kitchen is fitted with wooden base and wall units with a matching island, plus granite work tops, an integrated dishwasher, and space for stand-alone fridge/freezer and double gas hob and oven with an extractor hood.

### Living Room

13' 10" into recess x 11' 6" plus bay ( 4.22m into recess x 3.51m plus bay )  
A good sized yet cosy living room with carpeted flooring, also with a feature fireplace, the living room is modern and light with a double glazed bay window to the front complete with a window seat with cupboards and filing storage, and a double glazed window to the side. Warmed by a central heating radiator.

### Bedroom One

4' 4" x 11' 6" ( 1.32m x 3.51m )  
Good bedroom, currently being used as a further reception room, with a double glazed window to the front, the room is warmed by a central heating radiator.

### Utility

A good sized utility room with a double glazed window to the side, fitted with solid wood work tops plus shelving above, providing lots of extra storage and gas combi boiler. Space for an under counter washing machine and tumble dryer. The room is warmed by a central heating radiator.

### Bathroom One

Downstairs three piece suite complete with shower over bath, making the space perfect for guests. With a frosted double glazed window, a low flush WC and wash hand basin with vanity cupboards, the bathroom had tiled flooring and partially tiled walls. Move-in ready and modern, warmed by a central heating radiator.

### First Floor Landing

Spacious landing with carpeted flooring, a glass balustrade which allows natural light from the Velux window to flow through the space.

### Bedroom One

14' 2" max x 11' 2" max ( 4.32m max x 3.40m max )  
Spacious and modern double bedroom with carpeted flooring and integrated storage cupboards into the eaves. With a double glazed window to the side and warmed by a central heating radiator. The space also provides access to the loft via loft hatch.

### Bedroom Two

11' x 14' 2" ( 3.35m x 4.32m )  
Bedroom two mirrors Bedroom One, it is a spacious double bed with storage going into the eaves. A double glazed window to the side and is warmed by a central heating radiator. Another modern, move in ready bedroom.

### Bedroom Three

17' 10" x 14' 5" ( 5.44m x 4.39m )  
Beautiful master bedroom with ample space, integrated wardrobes and French doors opening onto a Juliet balcony that provides fabulous views across the countryside. Tastefully decorated with a feature paneled wall, carpeted flooring and warmed by two central heating radiators.

### En-Suite

Bedroom three's en-suite is fully tiled and high spec, with a feature wash hand basin, walk in shower and low flush WC, the space is warmed by a heated towel rail and under floor heating.

### Bathroom Two

A spacious family bathroom finished to an extremely high standard. It is fully tiled and has a Velux window to the front. Fitted with a bath with shower over, wash hand basin and low flush WC, warmed by a heated towel rail and central heating radiator.

### External Front Garden

At just under a third of an acre, there is ample space for a family. The front garden features a lawn and a raised patio area, plus a traditional porch. Lots of space to enjoy the views of the surrounding countryside.

### Rear Garden

The rear garden is also lawned and has another patio seating area. The lounge opens up onto it, making it the perfect space for hosting, with access to both the garage and the summer house.

### Garage

Detached oversized single garage complete with its own power, lighting, plumbing, workshop area, an electric door and a double glazed window to the side. The garage is situated at the top of a tarmac drive, with ample space to park multiple cars.

### Summer House

10' x 18' 5" ( 3.05m x 5.61m )  
Beautiful garden room complete with a full bar with space for fridge, and electric fire. With laminate wood floor, and double glazed windows all around. The room is fully insulated and has its own seating area outside with space for a pizza oven and storage shed.



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## Church Lane, South Crosland, Huddersfield

- Semi-rural location with Immaculate views
- Architecturally designed throughout
- Off-road parking for multiple cars
- Spacious open-plan kitchen with wood burner
- Detached oversized single garage with workshop area. Plus Outdoor Bar/Summerhouse
- Highly Sought-after Location
- Balcony

Tenure: Freehold EPC Rating: C

offers over

**£750,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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