



Hall Bower, Huddersfield HD4 6RR

welcome to

Hall Bower, Huddersfield

A rare opportunity to purchase a detached home in the heart of Hall Bower with a rural outlook and scope for improvement with outline planning approval. Offered with no chain and complete with two garages, enclosed garden space and incredible views whilst being nestled at the foot of Castle Hill.



Entrance Porch

Tiled entrance porch which is ideal for families and pets, With single glazing all around and fitted with cupboards.

Entrance Hall

Good sized entrance hall with laminate flooring. Warmed by a central heating radiator.

Lounge

11' 9" x 14' 9" (3.58m x 4.50m)

Spacious lounge which has fantastic character features such as stone fireplace, fitted with a gas fire, and wooden beams. With carpeted flooring, warmed by a central heating radiator and with natural light from a double glazed window to the front.

Kitchen

(Measurements coming soon)

Good sized family kitchen which is fitted with a range of base units with laminate worktops. With space for gas oven and hob and undercounter washing machine. Warmed by two central heating radiators, with a single glazed window to the rear providing fabulous countryside views. Plus extra storage into a pantry cupboard.

Utility Room

Utility room just off the kitchen, with laminate flooring. Providing boiler space and fridge/freezer space. Access to the loft via loft hatch, and lean to storage with a crawl space.

Keeping Cellar

There is also a small keeping cellar just to the left inside the back door.

First Floor

First floor landing is carpeted, with a cupboard overhead. Warmed by a central heating radiator.

Bathroom

Spacious bathroom with scope for renovation. Fitted with a walk in shower cubicle, low flush WC and wash hand basin. With a single glazed frosted window, which is secondary.

Bedroom One

8' 5" into wardrobes x 9' 3" (2.57m into wardrobes x 2.82m)

Good sized bedroom with integrated wardrobes. Warmed by a central heating radiator, with a double glazed window to the front with beautiful views of Castle Hill. Plus an integral storage cupboard.

Bedroom Two

5' 3" x 9' 5" (1.60m x 2.87m)

Good sized second bedroom with carpeted flooring. Fitted with a double glazed window to the rear. Warmed by a central heating radiator.

Bedroom Three

5' 1" x 6' 8" (1.55m x 2.03m)

Good sized third bedroom with integrated wardrobes, plus overhead cupboards. With laminate flooring, with a double glazed window to the front.

External

To the front of the property is a welcoming stone walled space, and a drive with two detached garages. To the rear of the property is an expansive lawn, fully enclosed by timber fence with fabulous countryside views. With space for garden shed and large greenhouse. Plus a patio seating area.



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welcome to

Hall Bower, Huddersfield

- Chain free
- Nestled at the foot of Castle Hill
- Outline planning approved
- Highly sought-after Hall Bower village
- Detached family home
- Semi-rural
- Two detached garages included
- Scope for renovation

Tenure: Freehold EPC Rating: E

offers in the region of

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117675 - 0006

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