



Oak House, 280 Cumberworth Lane
Denby Dale | Huddersfield | West Yorkshire | HD8 8QS

STEP INSIDE

Oak House

INTRODUCTION

Nestled in the vibrant centre of Denby Dale, Huddersfield, Oak House is a stunning, modern 4-bedroom detached family home which effortlessly blends contemporary design with versatile family living. Set in a highly sought-after location within walking distance to the village centre, this beautifully presented property offers the perfect balance of style, space, and convenience.

Step inside to discover an impressive open-plan living, dining, and kitchen area, the true heart of the home, ideal for both entertaining and everyday family life. The sleek, modern kitchen is fully equipped and flows seamlessly into spacious living and dining zones, all flooded with natural light.

In addition to the open-plan living, the home boasts two further reception rooms, offering flexibility for a home office, snug, or playroom—tailored to suit your lifestyle.

Upstairs, you'll find four generously sized bedrooms, including a luxurious master suite, perfect for relaxation after a busy day. Stylish bathrooms, quality finishes, and thoughtful design are evident throughout.

With ample off-road parking, a private garden, and all the charm of village life on your doorstep, including shops, cafés, transport links, and well-regarded schools, this home is ideal for growing families and professionals alike.

STEP INSIDE

Entering the property into a spacious entrance hall with doors leading to the ground floor WC and all the ground floor reception rooms. From the entrance hall there is an open staircase rising the first-floor landing, complete with a contemporary glass and oak staircase which opens out to a galleried landing.

At the heart of the home lies a stunning contemporary open plan living, dining, kitchen, thoughtfully designed to combine style, comfort and practicality. The sleek, modern kitchen features top-quality integrated appliances and a striking breakfast island with seating for four, perfect for casual dining or entertaining.

Flowing seamlessly into the dining area and relaxed sitting space, this open-plan layout is bathed in natural light thanks to floor-to-ceiling windows, a feature skylight, and impressive bi-fold doors that open out to the south-facing garden, effortlessly blending indoor and outdoor living.

With underfloor heating throughout and a clean, contemporary finish, this space is as comfortable as it is eye-catching, ideal for both everyday family life and stylish entertaining.

Adjacent to the kitchen there is a utility room with fitted units providing additional storage and plumbing for a washing machine.

The formal sitting room enjoys a dual aspect with natural light from both the front and south facing rear aspect, with bifold doors opening out to the decked sun terrace at the rear. With access from both the open plan living dining kitchen and entrance hall, ensuring a lovely seamless flow between the rooms and furthermore outside into the garden.

An additional reception room adds versatility for many uses and can be enjoyed as a snug, TV room, playroom or home office.

FIRST FLOOR

To the first floor there is a galleried landing with floor to ceiling windows to the front aspect. The property boasts four spacious double bedrooms, two of the bedrooms are complemented by their own luxury ensuite shower rooms, finished to the highest standards with contemporary fixtures and fittings. The remaining bedrooms share a stylish family bathroom.











STEP OUTSIDE

Oak House

This stunning south-facing garden offers a perfect retreat for outdoor living, bathed in sunlight throughout the day. At the top tier of the garden is a private composite decked sun terrace, accessible directly from both the open-plan living dining kitchen and the sitting room. This seamless indoor-outdoor flow makes it ideal for entertaining, dining al fresco, or simply enjoying the warmth of the sun in a peaceful, private setting.

The terrace is beautifully designed and low maintenance, featuring high-quality composite decking that enhances the garden's aesthetic appeal and durability. From here, steps lead down to a lower level lawned garden, offering a green space perfect for children to play, gardening enthusiasts, or simply unwinding in a more secluded area.

With its south-facing aspect, this outdoor space enjoys optimal sunlight, creating a bright and inviting atmosphere for relaxation or entertaining. Whether you're enjoying morning coffee, hosting a summer BBQ, or simply soaking up the sun, this garden provides the perfect setting for all occasions.

Oak House offers plenty of convenient driveway parking, ensuring there's always space for multiple vehicles. The driveway is bordered by a beautiful row of mature evergreen trees which is pleasing to the eye and offers natural privacy and year-round coverage, shielding the property from view.

Access to the property is made even more secure and convenient with automated gates. Additionally, the property benefits from a single attached garage, offering even more storage or parking space for added convenience.

ADDITIONAL INFORMATION

The property is freehold, within Kirklees council with a council tax band E and has an EPC rating of C It is connected to mains gas, electricity, water and sewerage.

DIRECTIONS

Oak House is conveniently located within the centre of Denby Dale along Cumberworth Lane. The property can be identified by a Fine & Country for sale board.

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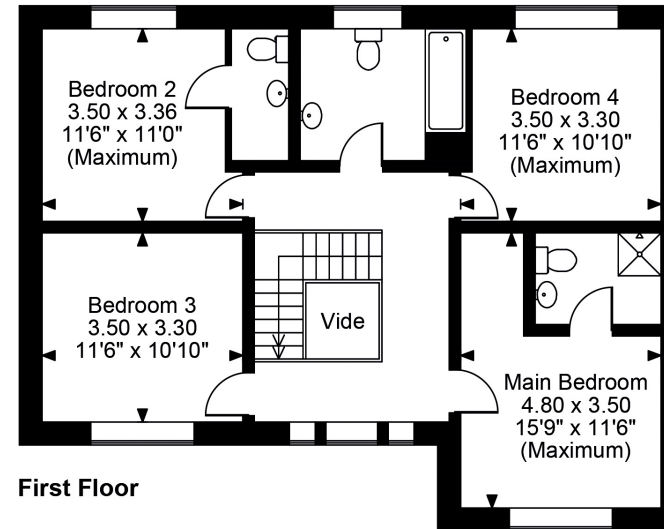
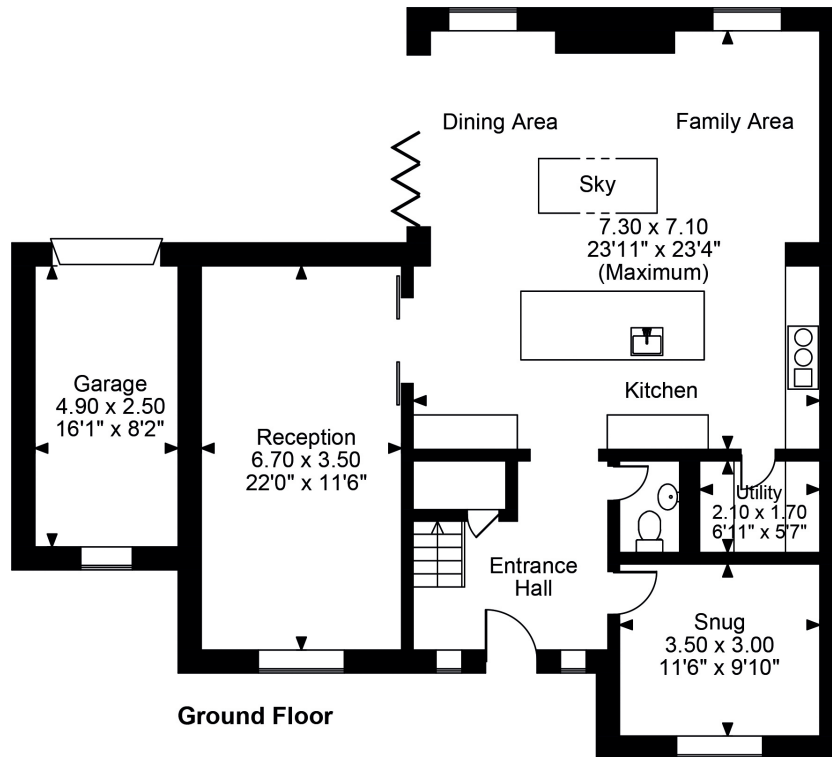
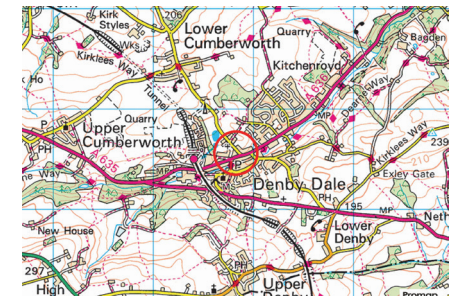
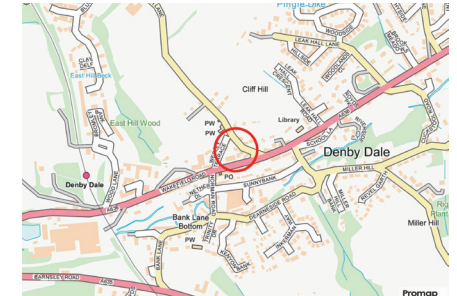
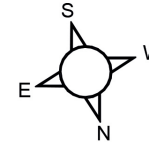
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Approximate Gross Internal Area

Main House = 1978 Sq Ft/184 Sq M

Garage = 132 Sq Ft/12 Sq M

Total = 2110 Sq Ft/196 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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