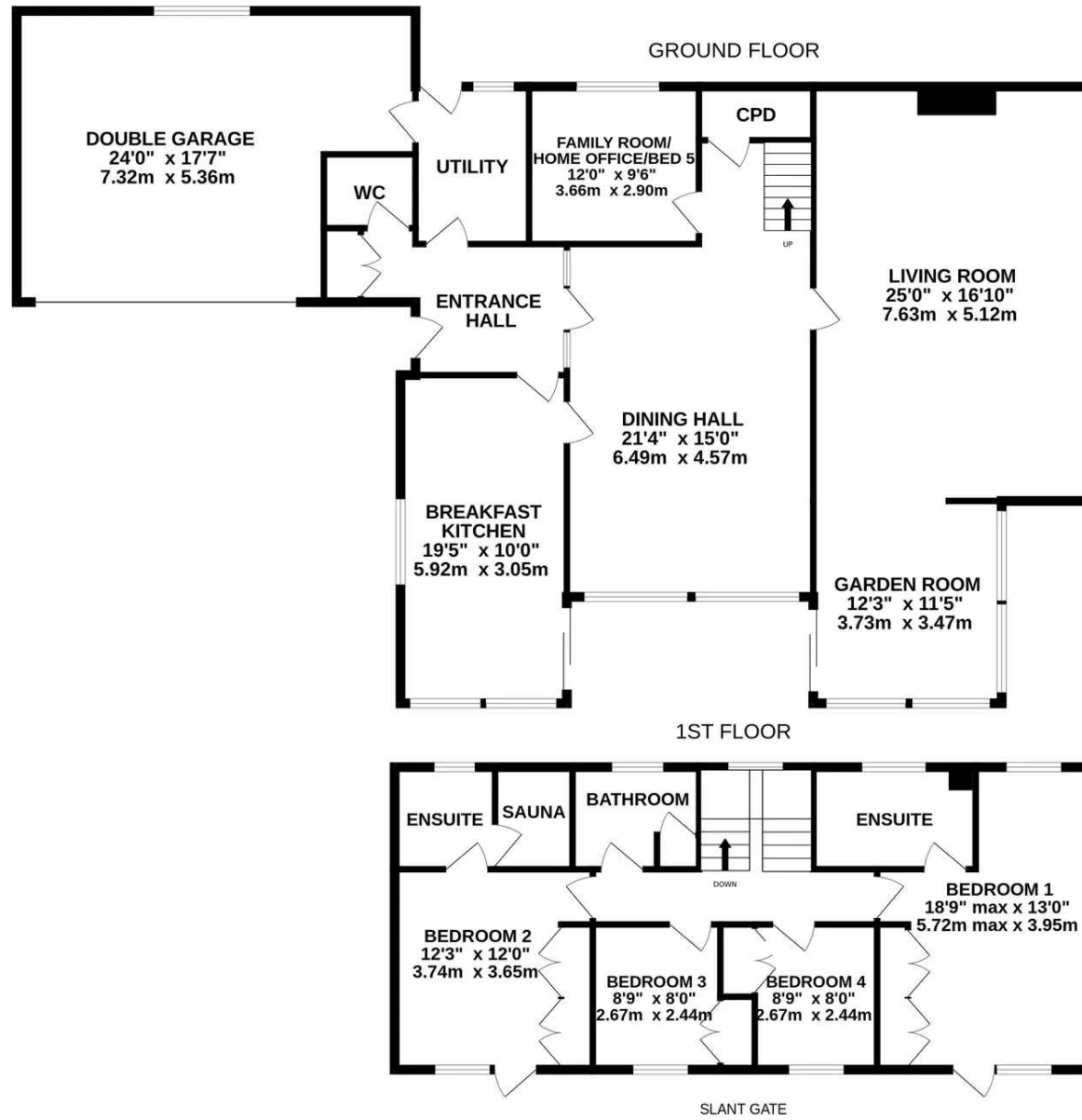




Sun Dene, Slant Gate, Kirkburton

Huddersfield, HD8 0QN

Offers in Region of **£780,000**



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Sun Dene, Slant Gate

Kirkburton, Huddersfield, HD8 0QN

AN EXCEPTIONALLY STYLISH, DETACHED FAMILY HOME WITH FABULOUS LONG-DISTANCE VIEWS THAT ARE SURE TO AMAZE. SET IN A REMARKABLY PRIVATE AND PARTICULARLY PLEASANT LOCATION, 'SUN DENE' BOASTS A BEAUTIFUL, CONTEMPORARY DESIGN AND WILL PROVIDE THE PURCHASER WITH A FABULOUS BLEND OF MODERN FEATURES AND PERIOD ATTRIBUTES. THE PROPERTY BENEFITS FROM FOUR BEDROOMS, TWO WITH EN-SUITES, AN ATTACHED DOUBLE GARAGE, AND A WHOLE HOST OF LIVING SPACE WHICH TAKES ADVANTAGE OF THE FANTASTIC VIEWS.

Briefly, the home comprises entrance hall, downstairs w.c., impressive sitting room, delightful garden room, huge dining hall, fabulous dining kitchen, home office/family room, utility room, four bedrooms (two with en-suites), and house bathroom. Externally, there are lovely gardens, and the home benefits from a remarkable position and stunning views.

Tenure Freehold.

Council Tax Band G.

EPC Rating E.



GROUND FLOOR

ENTRANCE HALL

Enter into the property through a stylish, high-quality entrance door with central glazed panel and which is sheltered by a storm porch area. The entrance hall has coving to the ceiling, a full glazed screen through to the property's accommodation, and doors providing access to the downstairs w.c., utility room, dining hall, breakfast kitchen, and useful cloaks cupboard.

DOWNSTAIRS W.C.

The downstairs w.c. features a two-piece suite which comprises of a low-level w.c. with push-button flush and a wash hand basin set upon a broad plinth with storage cupboards beneath.

UTILITY ROOM

The utility room is finished to a very high standard with units similar to those found in the dining kitchen. There is a stainless steel sink unit, plumbing for an automatic washing machine, space for a tumble dryer, a rear entrance door with good-sized window to one side, and a personal door through to the property's particularly large double garage.



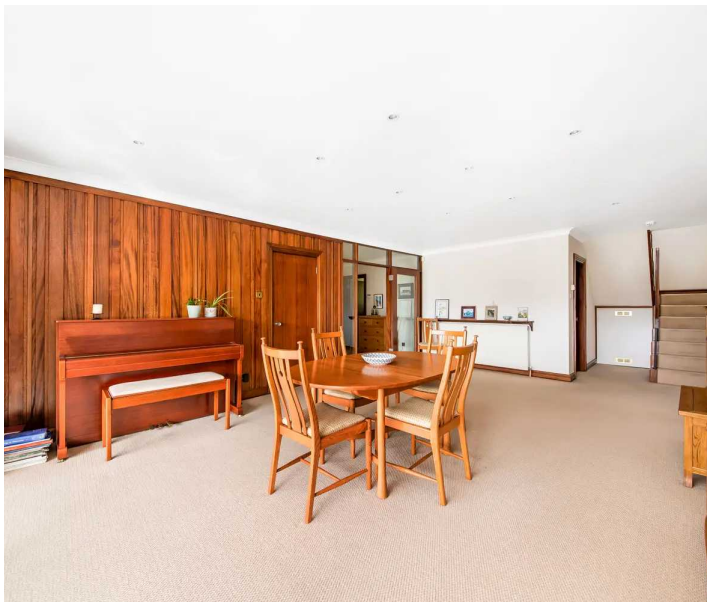


DINING HALL

The dining hall is a generously proportioned room which occupies a central location within the property. To the front elevation, there is full glazing with two windows which provide an astonishing view out over the property's beautiful veranda, lawn gardens, and over Kirkburton village. There is inset spotlighting to the ceiling, and a doorway leads through to the living room.

HOME OFFICE / FAMILY ROOM

Also to the ground floor is the property's home office / family room, with a pleasant outlook to the rear, a ceiling light point, and a radiator.



LIVING ROOM

The living room is of a particularly large size, opens into the garden room area, and receives a great deal of natural light courtesy of a delightful window to the side elevation. There is a chimney breast with attractive period fireplace and open fire grate, display shelving and display plinth, inset spotlighting, wall lights, and exposed stonework.





GARDEN ROOM

The garden room features glazing to three sides which offers an astonishing view out over the property's gardens and beyond. To one side, sliding glazed doors provide direct access out to the terrace.

DINING KITCHEN

The dining kitchen occupies a stunning position with fabulous views, and boasts a high ceiling height with inset spotlighting. There are glazed doors leading directly out to the terrace, a huge amount of glazing which allows plenty of natural light into the space, a feature window to the driveway side, and attractive flooring. The kitchen benefits from a fabulous range of units to the high and low levels, with high specification worksurfaces which incorporate an inset one-and-a-half-bowl stainless steel sink unit with stylish mixer tap over. There is an integrated dishwasher, built-in double oven with glazed and stainless steel frontage, integrated microwave, built-in gas hob with extractor fan over and glazed splashback.





FIRST FLOOR

FIRST FLOOR LANDING

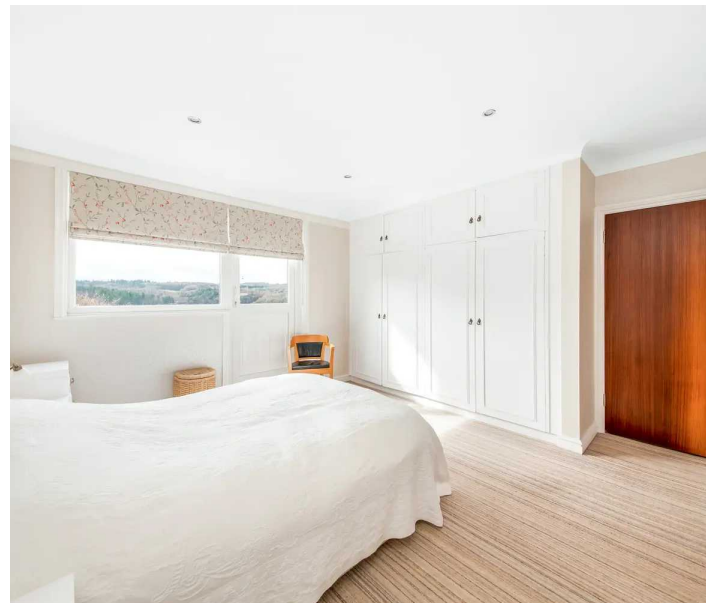
A stylish staircase with polished timber handrail and spindle balustrading rises up to the first floor landing. There is a loft access point, a chandelier point over the staircase, a good-sized window, inset spotlighting, and doors providing access to four bedrooms and the house bathroom.

BEDROOM ONE

Bedroom one is a large double bedroom with windows to the front and rear elevations, providing astonishing long-distance views. The room benefits from a bank of built-in wardrobes with storage cupboards above, a dressing area with built-in furniture including a dressing table, and en-suite facilities.

BEDROOM ONE EN-SUITE BATHROOM

The en-suite features a four-piece suite, comprising of a bidet, a pedestal wash hand basin, a low-level w.c., and a bath with shower over and glazed shower screen. There is also a chrome combination central heating radiator/heated towel rail, attractive flooring, fulling tiling to the ceiling height, inset spotlighting, and an obscure glazed window.



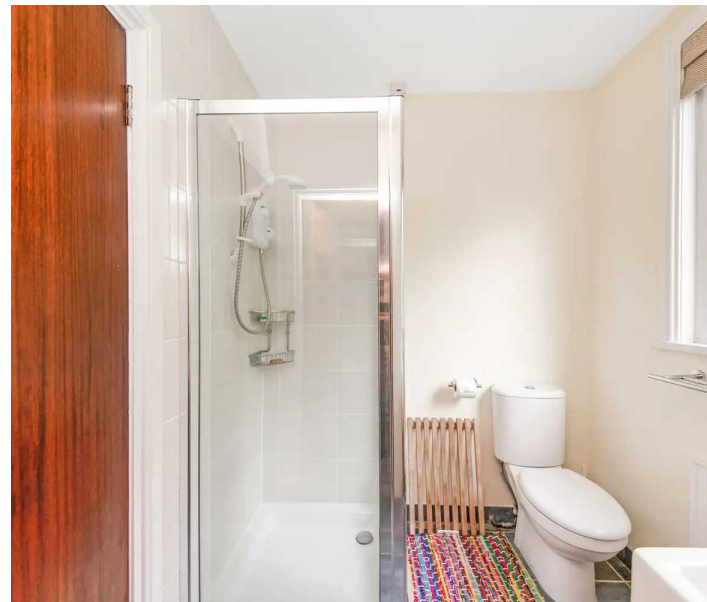
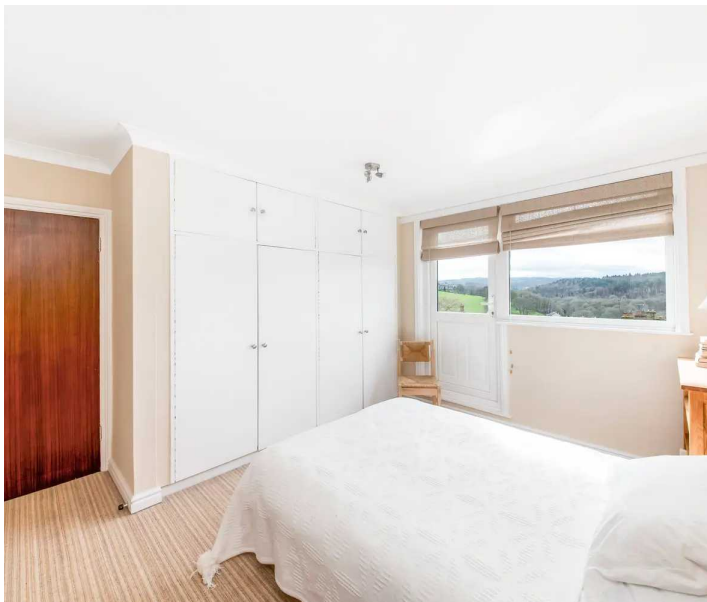


BEDROOM TWO

Bedroom two is another delightful double bedroom with a stunning view. There are built-in wardrobes with storage cupboards above and the room benefits from en-suite facilities and a sauna.

BEDROOM TWO EN-SUITE

The en-suite is fitted with a shower cubicle, a low-level w.c., and a stylish wash hand basin. There is an obscure glazed window, ceramic tiled flooring, and a doorway leading through to the sauna.



BEDROOM THREE

Bedroom three is a single room offering a stunning view courtesy of a large window to the front elevation. There is also a built-in wardrobe with storage cupboard above.

BEDROOM FOUR

Bedroom four is another delightful single bedroom offering a stunning view, and a bank of built-in wardrobes with storage cupboards above.

HOUSE BATHROOM

The property's bathroom is of a good size and features a three-piece suite comprising of a low-level w.c., a pedestal wash hand basin, and a bath with mixer tap over. There is ceramic tiling to the full ceiling height, a combination central heating radiator/heated towel rail, a useful cupboard, and a large obscure-glazed window.



EXTERNAL

GARDEN

Externally, the property occupies a remarkable location at the head of a private driveway/lane. Access is via a broad opening to the property's generous, tarmacadam driveway, which provides a huge amount of parking and turning space. The driveway then leads to the attached double garage. The home boasts beautiful gardens, predominantly to the front and side elevations, which are largely to lawn with mature trees and shrubbery. The entirety of the gardens take full advantage of the staggering, long-distance, southerly views. There is also a delightful veranda and further decked area.

DRIVEWAY

3 Parking Spaces

GARAGE

The double garage is particularly large and features a personal door through to the property's accommodation, a window to the rear elevation, and a broad, high-specification, up-and-over, automatically operated door.





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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