

Charnock Bates

The Country, Period and Fine Home Specialist



2B Dingley Road
Huddersfield, HD3 3AY





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Summary

Presented to the market is this detached, stone built, four-bedroom family home situated close to the quaint village of Lindley, with convenient access to the town centre of Huddersfield. Providing spacious, well-presented accommodation throughout, this home needs to be viewed to be truly appreciated. Boasting flexible family living set over two floors with the addition of an enclosed rear garden, double garage, driveway parking and granted planning for a first-floor extension and associated alterations to the garage.

More information can be found by following the planning reference number: 2021/62/92362/W.

Internally the property briefly comprises; entrance hall, lounge, dining kitchen, games room, utility, WC, and study to the ground floor. To the first floor, principal bedroom, en-suite bathroom, a second en-suite bedroom, two further bedrooms and the house bathroom.

Location

The property is conveniently situated for a wide range of local amenities offered within the nearby village of Lindley including shops, bars, restaurants, a supermarket. Being only a short distance from Halifax, Huddersfield, and Brighouse and benefitting from excellent commuter links to both Bradford and Leeds along with access to the M62 motorway network nearby. Train connections are available from Huddersfield and Halifax stations linking to cities of Leeds, Manchester, and London.



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General Information

Leading into the spacious entrance hall, with marble tile flooring throughout and giving access to all ground floor rooms with a staircase leading to the first-floor accommodation.

Proceeding through double doors into the open-plan dining kitchen. With sliding patio doors leading out to the rear terrace. A large window also overlooks the rear garden, giving the room a light and airy feel. The kitchen showcases a range of shaker style wall, drawer, and base units with contrasting granite worksurfaces and an inset stainless-steel one and a half bowl sink with a drainer and central mixer tap. Integrated appliances include an eye level electric oven, microwave and a second, base level electric oven, a five-ring gas hob and extractor, double fridge freezer, a dishwasher and an insinkerator. Having Italian stone tiled flooring throughout the dining kitchen with part underfloor heating. This room is the heart of this wonderful family home.

From the kitchen, a door leads through into a useful utility space. The Italian stone tiled flooring continues with base and wall units, stainless steel worksurface with a one and a half bowl sink and undercounter space and plumbing for a washing machine and condensing dryer. A door leads out to the side of the property.

Moving back through to the entrance hall and through double doors into the lounge. Mirroring the dining kitchen with sliding patio doors to the rear and a large window overlooking the garden making the room feel spacious and bright. Having a gas fire set within a decorative fireplace with a granite hearth.

Currently used as a games room yet offering the opportunity to be tailored to suit individual family requirements. This excellent space has a window to the front elevation, spotlights, and access into attic storage space.

The third reception room to the ground floor is the study. Again, offering space that can be tailored to suit specific family needs as either a home office or a playroom. With an angled bay window to the front elevation and spotlights to the ceiling.

Completing the ground floor accommodation is the WC. Being part-tiled throughout comprising, a low flush WC and a wash hand basin with a central mixer tap.

Proceeding up to the first-floor accommodation and into the principal bedroom. Enjoying beautiful views to the rear of the property and benefitting from ample built-in wardrobe space and access into an en-suite bathroom. Being fully tiled throughout, benefitting from underfloor heating, and comprising of a four-piece suite including a low flush WC, a wash hand basin set within a vanity unit, a shower cubical with a wall mounted mains fed shower and a bath.

The second bedroom also showcases built-in wardrobe space and access into an en-suite shower room. Again, benefitting from underfloor heating, part tiled walls and a three-piece suite comprising a low flush WC, a wash hand basin with a central mixer tap and a shower cubical with a wall mounted, mains fed overhead shower.

Having two further double bedrooms to the first floor, both enjoying rear facing views and built-in wardrobe space.

Completing the internal accommodation is the spacious house bathroom. Mirroring the en-suite bathroom with tiled walls and tiled flooring benefitting from underfloor heating. The bathroom comprises a four-piece suite including a low flush WC with a concealed cistern, a wash hand basin with a central mixer tap set within a vanity unit, a bath, and a shower cubical with a wall mounted, mains fed, overhead shower and additional handheld shower attachment.

The spacious double garage is located to the front of the property, with an electric up and over door and a second rear door giving access to the garden. Planning has been granted by Kirklees council to erect a first-floor extension and make associated alterations to the garage to extend the property. Further details on this planning can be found on the Kirklees Planning Portal by following the reference number: 2021/62/92362/W or by entering the property postcode.

















Externals

The property enjoys a driveway to the front elevation leading to a double garage with power and light and an electric up and over door. To the rear of the property, the enclosed rear garden enjoys a sunny aspect, bordered with mature plants and trees and has been landscaped boasting lawns and terrace, ideal for entertaining and al-fresco dining.

Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

Local Authority

Kirklees – Band G.

Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold.



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Directions

From Halifax take the Huddersfield Road (A629) and continue to follow. At Ainley Top take the 2nd exit onto Halifax Road/A629. Turn right onto Thornhill Road and then right onto Dingley Road. The property is located on the right.

For satellite navigation: **HD3 3AY**

Local Information

Nearest Stations

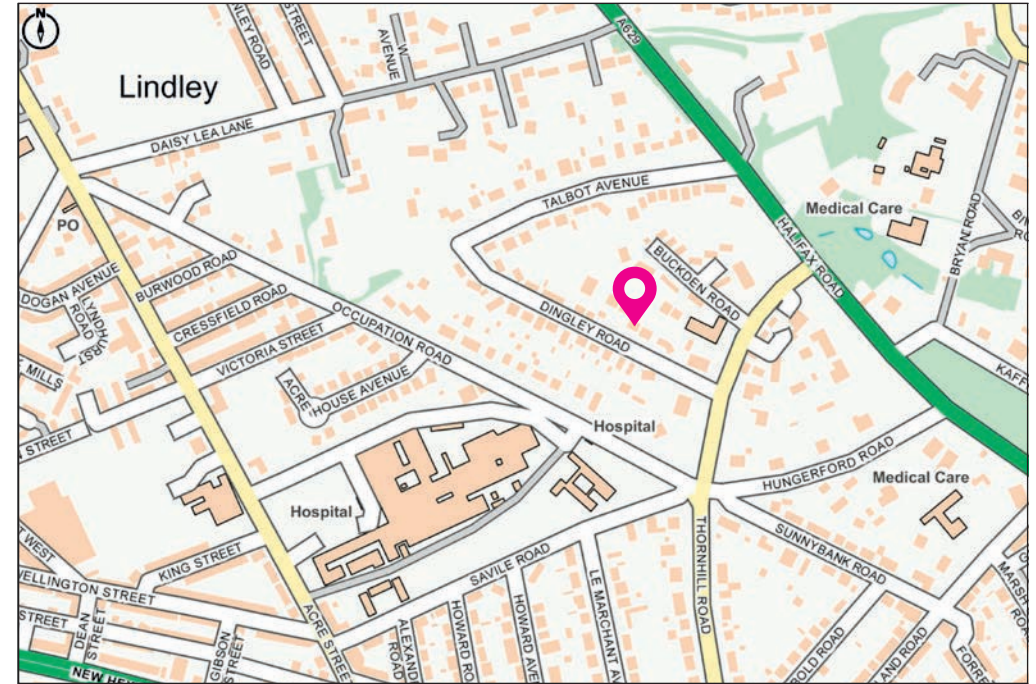
Huddersfield	1.7 miles
Brighouse	4.2 miles
Halifax	6.2 miles

Nearest Schools

Huddersfield Grammar School	0.8 miles
Lindley Junior School	1.0 miles
Birkby Junior School	1.9 miles

Motorway Network

Junction 24, M62	1.7 miles
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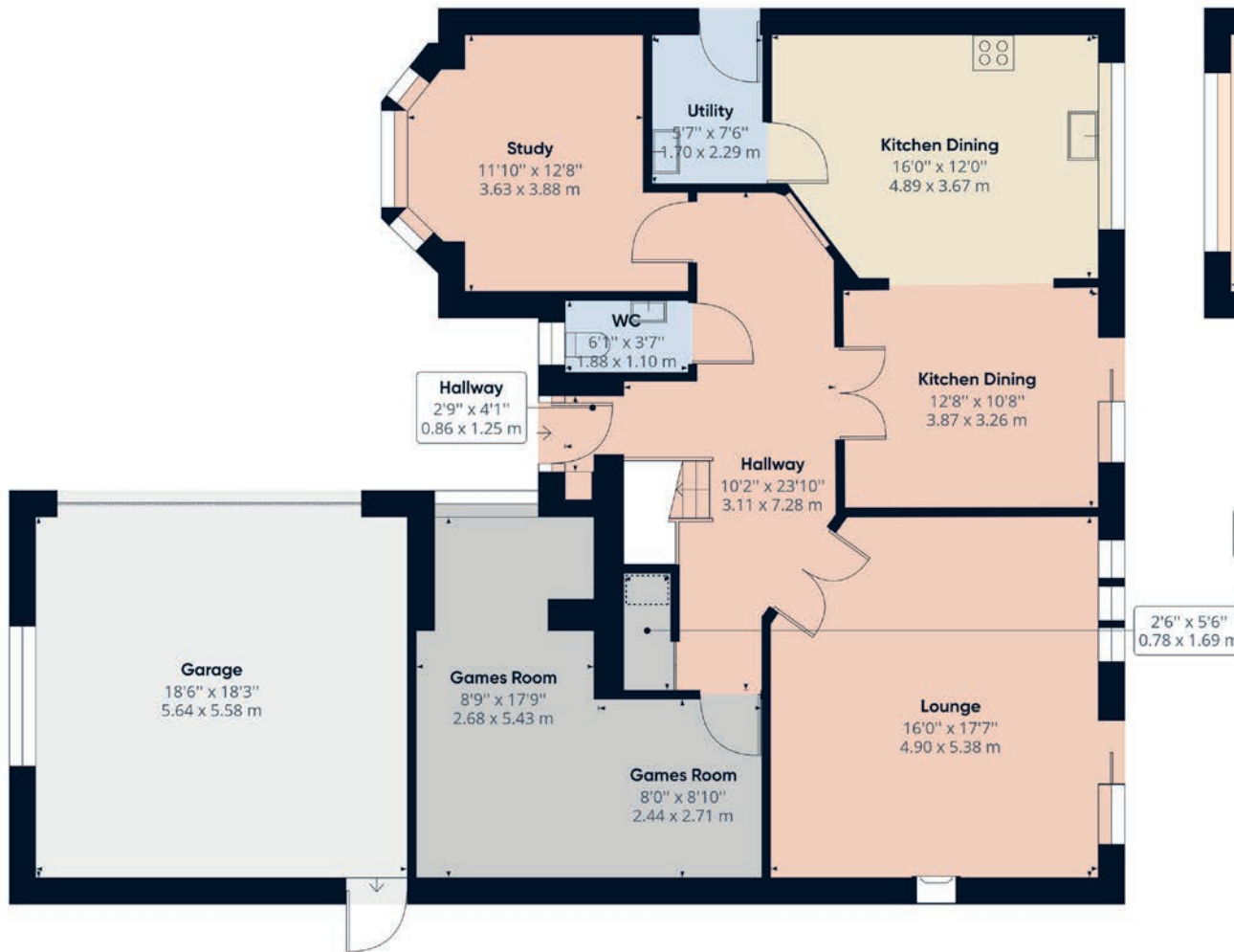


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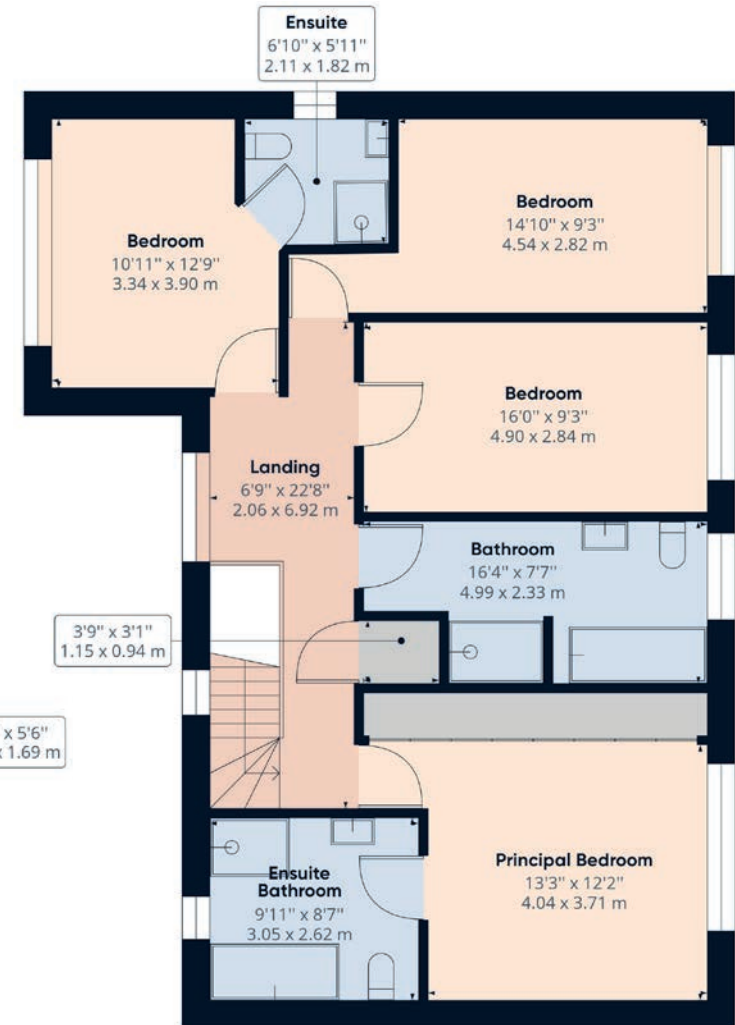


Floor Plans

Ground Floor



First Floor



Approximate floor area = 2,614.56 sqft (242.90m²)
Inc Garage

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Property House
Lister Lane, Halifax, HX1 5AS
01422 380100
charnockbates.co.uk

250 Halifax Road,
Ripponden, HX6 4BG
01422 823777
email: homes@charnockbates.co.uk

Oak House,
New North Road, Huddersfield, HD1 5LG
01484 903000
rightmove.co.uk