

**Delamere Gardens, Huddersfield, HD2 2AW**

**Offers Over £1,000,000**

**Council Tax Band: G**





Situated in a Private & Secure Gated Community of High End, Bespoke & Individually Designed Properties, sits this Magnificent 6 bedroomed Detached Home.

Designed for the Discerning Purchaser who has Entertainment and High End living in mind for them and their Family, the property is fitted with a fully integrated Sonos Hifi Sound System to the Kitchen, Dining area and Bedrooms, A fully Programmable Lighting System, with "Audiovation" Integrated Entertainment System with Universal remote controls for each TV installation.

This Fantastic Property also features High End fixtures and fittings throughout, including Villeroy & Boch Sanitaryware, Underfloor Heating to the Ground Floor with Individual Controls, a Grand Entrance Hallway with Galleried Landings above - and an Abundance of Natural Light via the vast array of Skylight Velux Style Windows.

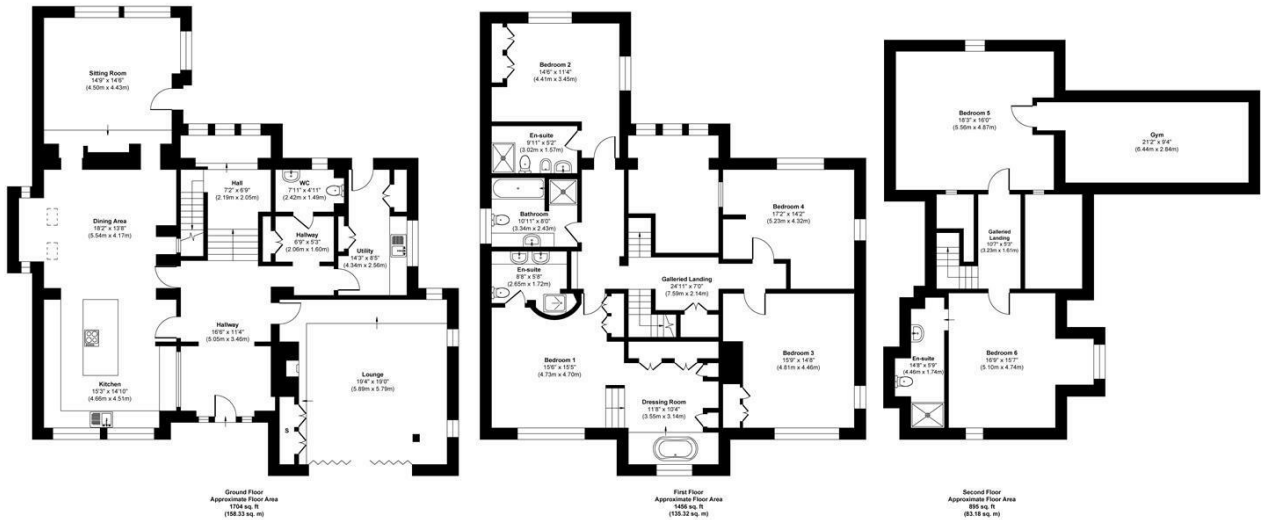
A set of Bi-Folding doors to the Main Lounge creates an ideal Entertaining Space and externally there are Landscaped Gardens to all 4 aspects of the Property, a Wrought Iron Entrance gate, a Detached Double Electric Garage, as well as additional Driveway space for off-road parking.

This is a Property in a Prestigious & Envious Location with Security and Privacy that truly makes a Bold Statement to say you have most definitely arrived.

Call us now to Arrange your Viewing - Our lines are open 24/7 to take your call!!!



Open House Huddersfield



Approx. Gross Internal Floor Area 4055 sq. ft / 376.83 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	