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**Hall Bower,
Huddersfield, Yorkshire**

Offers over £425,000

MARTIN THORNTON PLATINUM - ** UNEXPECTEDLY RE-OFFERED **

Set to this little known hamlet with views towards Huddersfield from the rear elevation and Castle Hill towards the front of this extremely well-appointed, deceptively spacious, stone built, semi detached cottage. The property, previous two old cottages has been renovated and refurbished by the current owners of eighteen years,. This is a cottage that must be viewed internally to appreciate what is on offer. Briefly comprising entrance vestibule, inner hallway, dining area, breakfast kitchen complete with integrated appliances, lounge and, to the first floor, three double bedrooms (the Master enjoying en suite facilities), recently fitted house bathroom and attic room/study (accessed via a pull down ladder). The property enjoys a gas central heating system, under floor heating to the ground floor, alarm system and is double glazed. Externally there is a gated, stone sett courtyard to the front elevation. To the rear is a raised, Indian slate sun terrace along with lawned garden, pagoda with hot tub and a useful outside store, all benefitting from a lovely view. **VIEWING HIGHLY RECOMMENDED.**

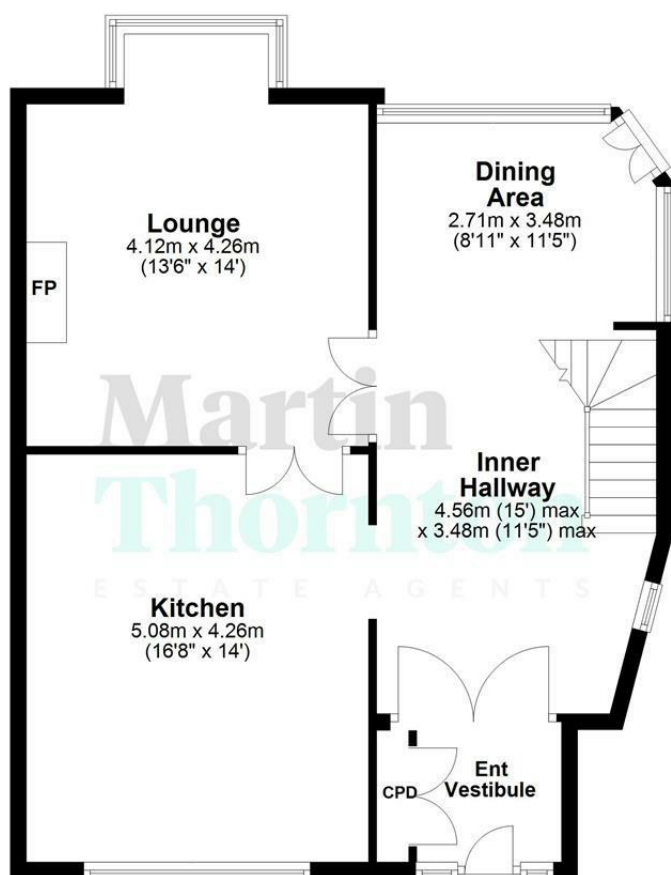
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Floorplan



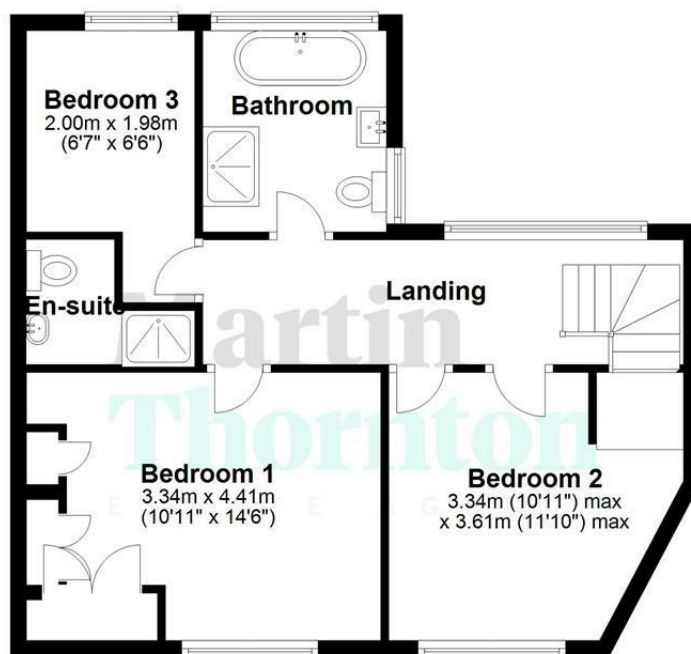
Ground Floor

Approx. 70.3 sq. metres (756.9 sq. feet)



First Floor

Approx. 51.2 sq. metres (551.3 sq. feet)



Total area: approx. 121.5 sq. metres (1308.3 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.
Plan produced using PlanUp.

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Entrance Vestibule



Having oak panels and a pitched roof, an oak door with leaded glazed insert opens to the vestibule where there is slate flooring, inset downlights and built-in cloaks cupboard with hanging rails and shelving options. A set of timber and glazed French style doors lead into the dining area.

Inner Hallway



With stone flooring, exposed beams to the ceiling and banks of inset downlights. Natural light comes from three elevations via several double glazed windows, along with a walnut and glass staircase with exposed stone wall leading to the first floor.

Kitchen



Open from the dining area, acting as the hub of this

wonderful family home, the bespoke kitchen has a range of modern, high gloss base cupboards, drawers, granite roll-edged worktops with matching up-stands and wall cupboards over. There is a breakfast island with a continuation of the granite worktops, wine cooler beneath and inset, stainless steel sink unit with overlying mixer tap. Integrated appliances include a De Dietrich split-level induction hob and Fagor double ovens, plate warming drawers, washing machine, dryer and dishwasher with housing for an American style fridge freezer. Having banks of inset downlights to the ceiling, exposed beams and a continuation of the stone flooring with under floor heating. Natural light comes from the front elevation via four shuttered, double glazed windows and a set of timber and glazed French doors lead into the lounge.

Dining Area



Having a set of timber and glazed French style doors leading to the lounge and a matching set of double glazed doors leading to the patio. There are floor to ceiling windows to three elevations along with an array of exposed timber, Velux double glazed windows and under floor heating throughout this ground floor area.

Lounge



This cosy, principal reception room has lots of light from several shuttered, double glazed windows across the rear elevation complete with exposed beams to ceiling and various power points. The focal point of the room is an exposed stone fire surround with chimney breast and timber

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mantel over, home to a gas stove set to a stone hearth. A set of timber and glazed French doors lead back into the dining area.

First Floor Landing

The walnut staircase rises to the first floor landing where there are four double glazed windows overlooking the rear garden and beyond, exposed beams to the ceiling and inset downlights. A pull-down ladder gives access to the loft which is boarded and has power, light, telephone point and a Velux double glazed window.

Bedroom One



The Master bedroom is set to the front of the property and has four double glazed windows looking down to the courtyard, an array of fitted wardrobes with various hanging rails and shelving options complete with concealed lighting, two wall light points and a radiator.

En Suite

A recent addition to this lovely family home comprises a modern white contemporary style suite including a low-level WC with concealed cistern, vanity hand basin with quality storage cupboard beneath and walk-in tiled shower cubicle with swing door, home to a mains fed shower unit. The shower fitting and taps are matte black, lending an elegant look to the room. The walls are tiled with a contrasting tiled floor along with inset downlights to the ceiling and an extractor fan.

Bedroom Two



This double bedroom is set to the front of the property with a similar outlook to bedroom one via three double glazed windows. There are exposed beams to the ceiling, a built-in storage area with hanging space over the bulkhead, an exposed feature stone wall, TV aerial point and a radiator.

Bedroom Three



This single bedroom is currently utilised as a dressing room and has a lovely outlook over the rear elevation via two double glazed windows. There is a ceiling light point, various power points and a radiator.

House Bathroom



Having a modern, white, contemporary style suite comprising a low flush WC with concealed cistern and vanity hand basin with chrome mixer tap over and high quality storage cupboards beneath. There is a roll top bath with overlying mixer tap and a walk-in shower area, home to a mains fed shower. The walls are tiled with a contrasting tiled floor, along with inset downlights to ceiling, built-in storage cupboard, extractor fan and a wall mounted, vertically hung

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towel rail. Natural light comes from two elevations via several double glazed windows.

External Details



To the front of the property there is a gated, stone sett courtyard providing parking, walled boundaries and a pathway leading from the driveway via a separate access gate to the rear. To the rear of the property there are lovely views with stone walled boundaries, a raised, Indian slate sun terrace and steps leading to a lawned garden with mature shrubbery borders and a pagoda with hot tub. Several steps lead to a lower level where there is a built-in store with power and light.

Tenure

The vendors inform us that the property is freehold.

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Directions

