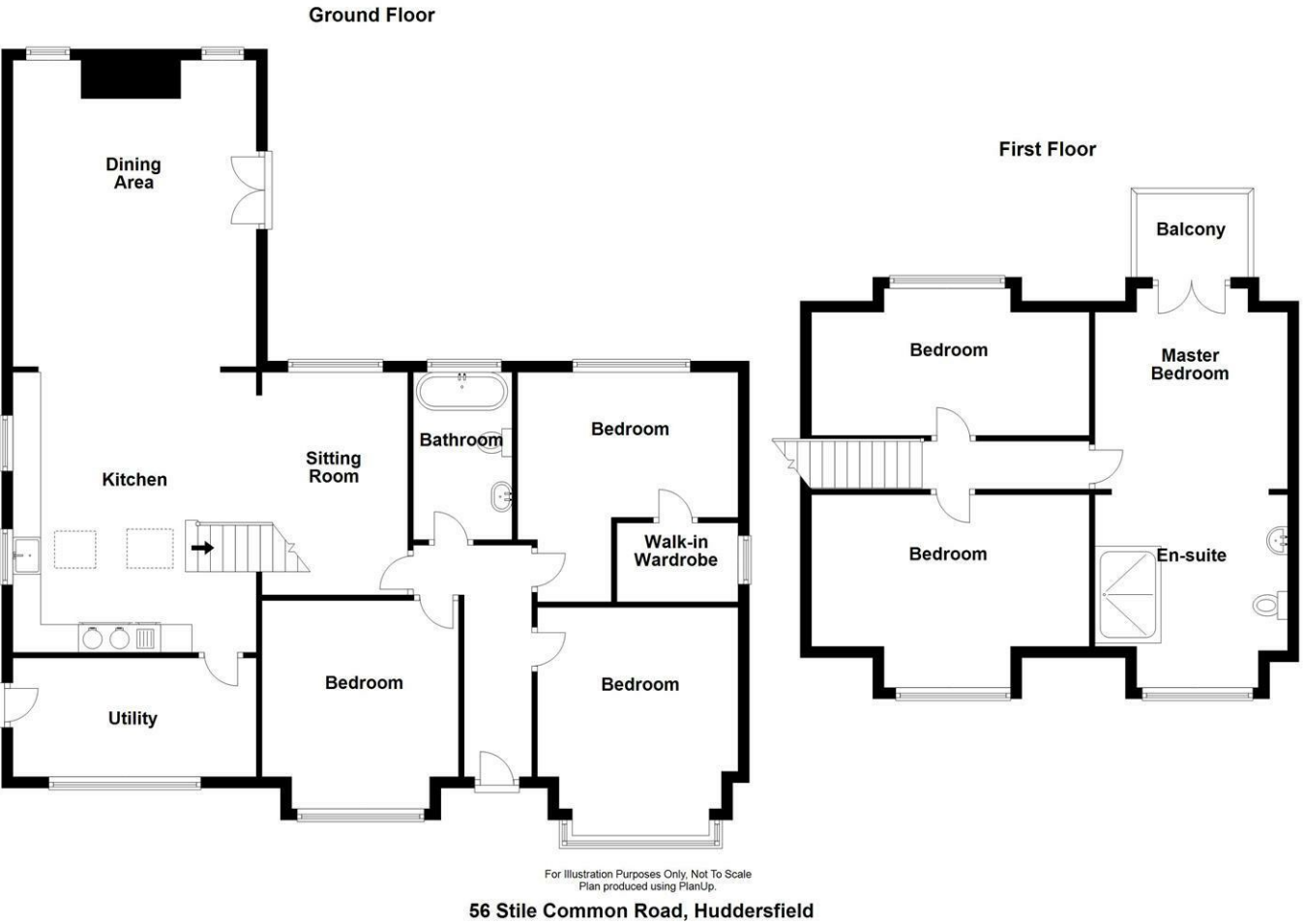


BOULTONS

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Offers Around £435,000

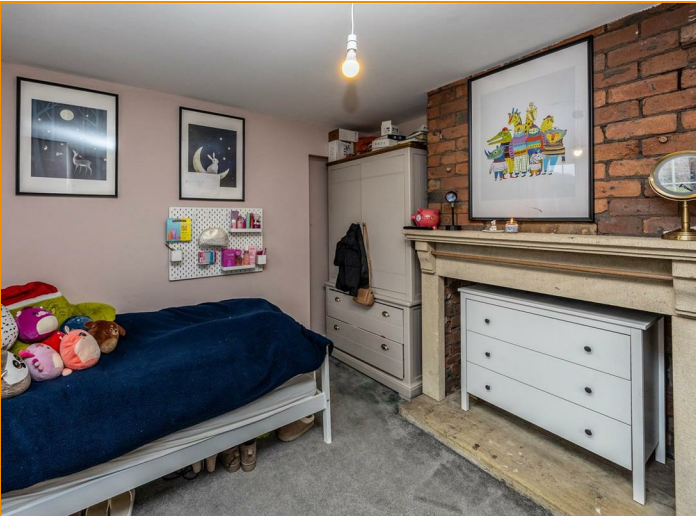
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*** MOTIVATED SELLER *** PRICED TO SELL *** SERIOUS OFFERS CONSIDERED ***

This wonderfully different detached home offers a superbly unique living experience. With an eye catching open plan living kitchen space plus six spacious bedrooms and three well-appointed bathrooms, this property is perfect for families or those seeking ample space for entertaining guests and hobbies.

The bespoke styling sets it apart from the ordinary, ensuring that it is certainly not your typical magnolia home.

Each room has been thoughtfully designed to create an inviting atmosphere, blending modern comforts with distinctive character. The layout provides a harmonious flow throughout, making it ideal for both socialising and everyday living.

The extensive gardens allow for potential development for garages, workshops or dependants accommodation (subject to contents).

This property is a must to view, as it promises to captivate you with its charm and individuality. Whether you are looking for a family home or an amazing space to share with friends, this property offers the perfect balance of space and style. Don't miss the opportunity to explore this exceptional residence that truly stands out from the crowd.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

13'4" x 4'1"

With an antique style radiator, exposed brickwork, a fully glazed uPVC double glazed front door, exposed sockets and switches with steel conduit and contrasting oak architraves and internal doors, engineered oak floor covering.

LIVING KITCHEN

34'8" x 12'11" average

With exposed beams, steel purlins, bespoke rustic brick fireplace with unique open fire and bespoke steel doors, log store beneath, full height chimney. There are uPVC double glazed French doors and windows, tiled floor coverings, central island with breakfast bar, bespoke staircase with steel spindles, distressed oak treads and rustic brickwork on display. You will also find a double width stone sink with rustic brick detail and a traditionally presented fireplace where the inset gas range style cooker is fitted beneath a distressed oak mantle over, uPVC double glazed window to the gable end, full height ceiling, tiled floor covering and an internal door leading to the utility room and open plan to the breakfast room. Underfloor heating.

BREAKFAST ROOM

10'7" x 13'6"

Open plan to the living kitchen, but a snug feeling room with a uPVC double glazed window, spotlights, rustic brick detail, the aforementioned bespoke staircase and an oak framed internal door with glazed panels leading to the inner lobby.

UTILITY ROOM

14'10" max x 6'11" max

With a range of power sockets for white goods, plumbing for a washing machine, provision for a dryer, fuse board, wall mounted combination boiler. A solid PVC side door gives access to the exterior of the property and a uPV double glazed window is positioned to the front elevation. Underfloor heating.

BEDROOM 1

11'10" x 14'4" max or 11'9" average

With floating stone display shelves, a uPVC double glazed bay window with an attractive wooded aspect, central heating radiator.

BEDROOM 2

12'10" x 8'5"

Plus an entrance of 1.51 x 1.57. A uPVC double glazed window is positioned to the rear elevation overlooking the rear garden and there is a central heating radiator and an internal door leading to the dressing room.

DRESSING ROOM

7'3" x 4'7"

With a uPVC double glazed window positioned to the side elevation and with potential to create an en suite shower room, subject to works.

BATHROOM

9'10" x 5'9"

With a roll top, four footed bath with bespoke mixer tap over, low flush wc and a unique, repurposed hand wash basin with ceramic bowl and bespoke mixer tap over and vanity cupboard storage beneath. Heated towel rail, traditionally part tiled walls and contrasting natural wood floor covering, a uPVC double glazed window to the rear elevation and extraction.

BEDROOM 3 (potential Home Office)

11'8" x 11'10"

Enjoying good levels of natural light via the uPVC double glazed window to the front elevation from which can be enjoyed the aforementioned wooded aspect, central heating radiator and a traditional leaded, diamond shaped window which is single glazed. The focal point for the room is an attractive stone feature fireplace with stone hearth and rustic brick chimney breast.

FIRST FLOOR

BEDROOM 4

7'3" max x 16'6" max

With a uPVC double glazed, dormer style window, some reduced headroom, central heating radiator.

BEDROOM 5

16'6" x 8'11" max

With a central heating radiator and a uPVC double glazed dormer window window with the aforementioned views into the wood and also the townscape of Huddersfield town centre.

MASTER BEDROOM SUITE

25'8" x 11'5"

Divided up into the main bedroom area, 4.44m x 3.57m and the en suite, 3.04m x 2.67m. Open plan in design with the bedroom area enjoying excellent levels of natural light via the uPVC double glazed French doors which lead out to a steel fabricated balcony. There is a dividing headboard with bespoke timbers and the en suite area includes a wet room style shower, low flush wc and pedestal hand wash basin with bespoke plumbing and complementary tiling to the walls and floor. There is a uPVC double glazed window positioned to the front elevation.

OUTSIDE

To the rear is a bespoke stone entertaining table with bench seating, brick built outdoor kitchen and summer house with tiled roof. Rockery terraced garden, elevated lawn section and driveway providing ample off road parking. There is planning permission for a double garage at the top of the garden which, due to the size and position, may be suitable for future development, subject to the necessary consents being obtained. The front garden is elevated from the road side and offers a good degree of privacy.

COUNCIL TAX BAND E

TENURE

We understand that the property is a freehold arrangement, some of the far garden was leasehold but this has ben purchased by the current owner. This should be confirmed during the conveyancing process.

