



## 69 Carr Hill Road

Upper Cumberworth, Huddersfield, HD8 8XN

**Offers Over £500,000**

A fantastic opportunity to purchase this traditional 4 double bedroom detached family home on a generous plot (0.25 acres) with stunning uninterrupted south facing countryside views. Built by the original owner in 1970, and offered for sale for the first time since, the property is now ready for a programme of modernisation and a new chapter. Briefly comprising entrance porch, double height hallway, open plan living dining kitchen, garden room, two downstairs double bedrooms, family bathroom and to the first floor two further double bedrooms. There is also a large garage, gated off road parking and wonderful level lawned and mature gardens to front and rear.

The property is ideally situated for access to several local villages for their amenities, great schools, train stations and easy commutes to further a field.

**VIEWING HIGHLY RECOMMENDED!**

# 69 Carr Hill Road

Upper Cumberworth, Huddersfield, HD8 8XN



- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- LARGE PLOT WITH STUNNING UNINTERRUPTED SOUTH FACING COUNTRYSIDE VIEWS
- OPEN PLAN LIVING DINING KITCHEN PLUS GARDEN ROOM
- READY FOR A PROGRAMME OF MODERNISATION
- CONVENIENTLY SITUATED FOR LOCAL AMENITIES
- NO VENDOR CHAIN

## Entrance Porch

## Inner Hallway

## Lounge

22'6 x 13'3 (6.86m x 4.04m)

## Dining Kitchen

22'6 x 12'11 (6.86m x 3.94m)

## Garden Room

10'7 x 10'5 (3.23m x 3.18m)

## Bathroom

8'6 x 7'3 (2.59m x 2.21m )

## Bedroom 1

14'2 x 12'11 (4.32m x 3.94m)

## Bedroom 2

12'11 x 12'0 (3.94m x 3.66m)

## First Floor Landing

## Bedroom 3

22'6 x 12'7 (6.86m x 3.84m)

## Bedroom 4

12'11 x 12'7 (3.94m x 3.84m)

## Garage

31'8 x 10'0 (9.65m x 3.05m)

## Garden and Parking

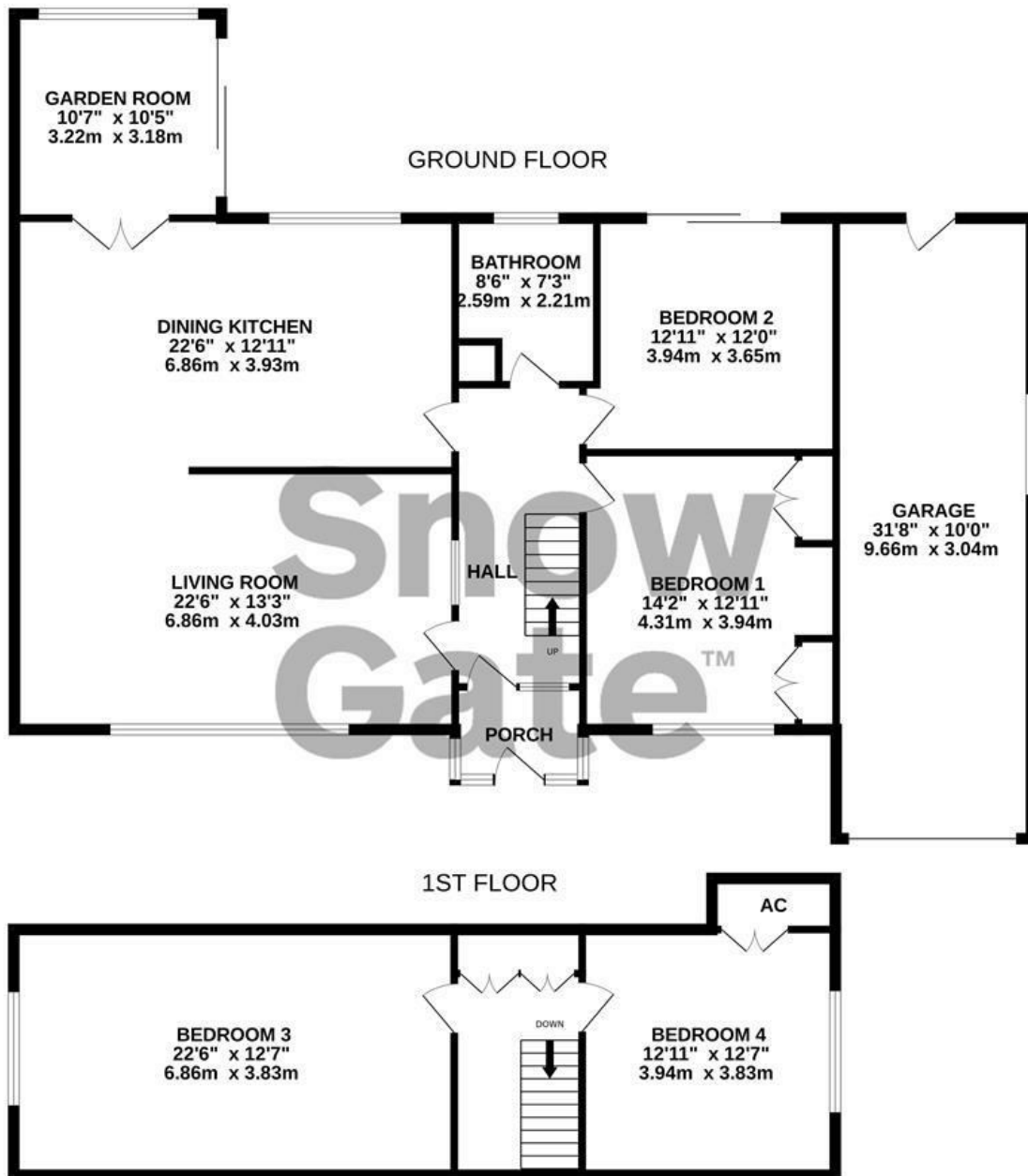
## Notes



## Directions

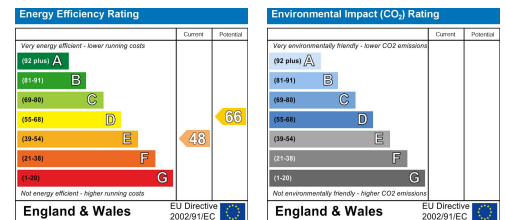


# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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