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The Coachhouse, Back Green, Outlane Huddersfield, Yorkshire

Offers over £325,000

***** STAMP DUTY PAID FOR FIRST TIME BUYERS AND HOME MOVERS IF PURCHASED IN AUGUST*****

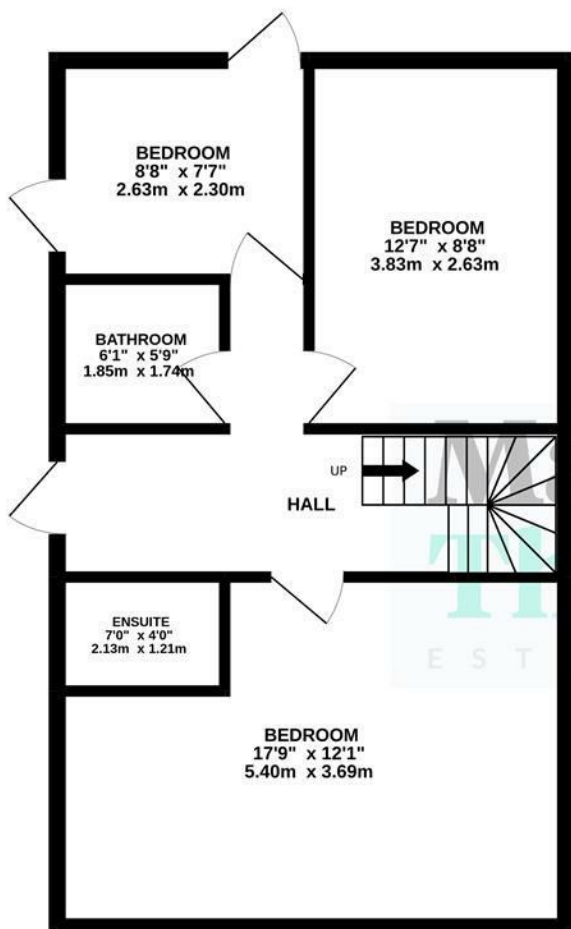
Only by a detailed inspection can the position, presentation, and individual nature of this detached home be truly appreciated. In a hamlet-style setting among other period homes, it is only a short distance from local amenities in the village as well as the M62 motorway. Having undergone an extensive programme of redesigning and upgrading, the high-spec interior is particularly light and bright. It offers three ground-floor bedrooms, with the living accommodation on the first floor. The property has a gas fired central heating system and uPVC double glazing. The property comprises an entrance hallway, three ground-floor bedrooms (the master having a stylish en suite) and a family bathroom. On the first floor is an open plan dining/study area, along with a large breakfast kitchen with integrated appliances, useful utility, guest WC and a large, light and bright living room at the front. Externally, the gardens enjoy a good degree of privacy and double gates lead to a parking area which could also be utilised as an additional garden. The principal garden is located to the rear of the property. The property enjoys a well-regarded and highly accessible location.

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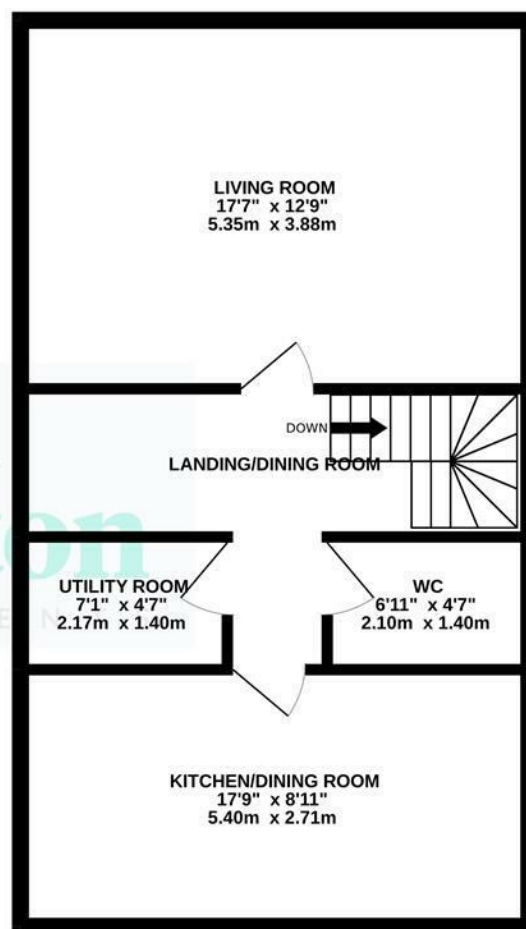
Floorplan



GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1075 sq.ft. (99.9 sq.m.) approx.

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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Details



Entrance Hallway

An external uPVC door with four opaque uPVC glazed panels gives access into the entrance hallway. A timber and chrome staircase is situated at the far end with useful storage beneath, and of particular note is the crisp, fresh neutral decor which can be found throughout the property. There is ceiling down-lighting and a radiator. The living accommodation is on the first floor. From the hallway on the right hand side, a stylish internal door gives access into bedroom one.

Bedroom One

This is a large, well-appointed master bedroom, particularly light and bright with a series of opaque uPVC windows to the front elevation, which enjoy a southerly aspect. A uPVC side door gives access out onto the paved garden area. The room can accommodate a good amount of fitted or free-standing furniture and has a built-in storage cupboard with the upper portion housing the fuse board. There is ceiling down-lighting and a radiator. Being the master bedroom, this room has the advantage of having its own en suite.

En Suite Shower Room

The stylish en suite shower room has a double shower cubicle with a sliding entrance door and a brick-style tiled interior, housing a circular waterfall shower fitting as well as a hand-held shower attachment. There is a rectangular hand basin which extends to create a worktop for toiletries, along with a built-in storage cupboard and a low-level WC with a concealed cistern. It has a high-level opaque uPVC window, ceiling down-lighting and an upright ladder style radiator.

Bedroom Two

This double bedroom is positioned at the rear of the property and, again, has fresh neutral decor and carpeting. There is ceiling down-lighting, a large uPVC glazed door giving access out to the rear garden and a radiator.

Bedroom Three

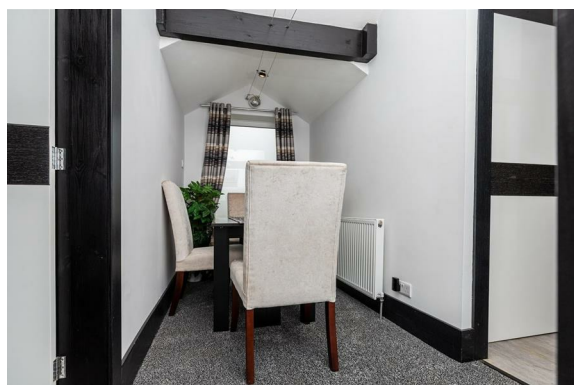
This single bedroom is particularly light and bright with dual aspect opening floor to ceiling windows, which serve as access points onto the paved side garden and rear garden. There is neutral decor and carpeting, ceiling down-lighting and a radiator.

House Bathroom

The stylish bathroom has a three-piece white suite comprising a P-shaped bath with shower screen, a contemporary shower unit with overhead waterfall fitting, as well as a hand-held shower attachment and positional body jets. There is a rectangular hand basin with a working surface above and a low-level storage cupboard below, along with a low-level WC with a concealed cistern. There is a uPVC window, ceiling down-lighting and an upright ladder-style radiator.

First Floor Landing

From the ground floor hallway, the staircase rises to the first floor living space. On the half landing is a large Velux window within the angled ceiling, which maximises natural light. The landing is multi-purposed and utilised as a work from home area. Of particular note are the exposed timbers on display, and at the end is a large opaque glazed uPVC window, along with a radiator.



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Living Room

This is a well-appointed and spacious principal reception room, positioned to the front and running the full width of the property. It has a continuation of the two ceiling beams, two Velux windows within the angled ceiling and a uPVC window to the front elevation, which enjoys a southerly aspect and makes the room particularly light and bright. There is also a radiator.

Breakfast Kitchen

This room certainly has the wow-factor with its natural lighting, the outlook over the garden and the high standard of presentation. With two Velux windows in the angled ceiling and a Juliet style balcony with uPVC glazed double doors, it is particularly light and bright. There is positional ceiling down-lighting and contemporary grey laminate flooring. The kitchen units are newly installed along with all the appliances and comprise an array of units at high and low level with working surfaces. There is a one-and-a-half bowl sink with a contemporary extendable mixer tap, and beneath the sink itself is a pull-out shelving unit which incorporates a chopping board. There is a four-ring induction booster hob, above which is a pull-out style filter hood, along with an integrated dishwasher, fridge, freezer, a built-in oven with grill, and a second built-in combination oven/grill microwave. On the opposite side of the room is a built-in breakfast bar and a large storage cupboard housing the boiler for the gas-fired central heating system. The room has two beams on display, useful high-level storage and a radiator.

Utility

A useful utility storage area with an automatic washer/dryer. It has a continuation of the grey laminate flooring, a beam on display and a radiator.

WC

The WC has a two-piece suite in white with a rectangular trough-style hand basin with a storage cupboard below and a low level WC. There is a wall mounted mirror, a continuation of the grey laminate flooring, and a radiator.

External Details

The property enjoys a pleasant hamlet-style setting with some wonderful nearby period homes. On the left hand side of the property, there are timber gates and this area can be utilised as off-road parking or as a garden area. There is perimeter walling and fencing, and the white painted wall blends with the side exterior of the Coach House itself. External lighting and water are available. A paved pathway continues to the rear of the property where there are two further outside lights and wide steps leading to a level gravelled area with a low level central wall with box hedging and trees on the right hand side. There is an additional slightly elevated garden area of similar size with artificial grass and a paved perimeter. The garden itself enjoys a good degree of privacy with perimeter fencing.

Tenure

The vendor informs us the property is Freehold.

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Directions

