



Round Ings Road, Huddersfield, HD3 3FQ
£450,000

E&H Edkins Holmes
ESTATE AGENTS

A unique opportunity to acquire one of just four beautifully renovated homes within this exclusive and thoughtfully designed development on Round Ings Road.

Deceptively spacious, these two exceptional cottages effortlessly combine timeless traditional charm with contemporary luxury, creating elegant and highly desirable homes designed for modern living.

The ground floor provides an impressive open-plan living, dining and kitchen space, creating a superb setting for both relaxed everyday living and entertaining. A stylish cloakroom completes the ground floor accommodation.

To the first floor are two generous bedrooms and a beautifully appointed house bathroom, while the second floor provides a versatile third bedroom, offering excellent flexibility for guests, family or home working.

Externally, the properties enjoy generous private driveway parking, beautifully landscaped lawned gardens to the rear and the rare additional benefit of a private paddock. The combination of garden and paddock provides an exceptional amount of outdoor space and a wonderful sense of privacy and freedom.

With their considered renovation, generous proportions and enviable combination of contemporary interiors and traditional character, these distinctive homes offer a rare opportunity to enjoy a refined rural lifestyle within an exclusive development of just four properties.



Ground Floor:

Entrance Hall

Radiator. UPVC double glazed door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Radiator.

Dining Kitchen

Fitted kitchen with wall and base units. Butler sink. Quartz work surfaces. Electric eye level oven. Induction hob. Down draft extractor. Integrated dishwasher. Integrated fridge / freezer. Integrated wine cooler. Pantry cupboard. Feature fireplace. Cupboard housing boiler. Two UPVC double glazed Sash windows to front elevation.

Lounge

Open plan to kitchen. Radiator. UPVC double glazed bi-fold doors.

First Floor:

Landing

Stairs from entrance hall. Stairs to second floor. Radiator. UPVC double glazed stone mullion window to front elevation.

Bedroom One

Radiator. UPVC double glazed window to rear elevation.

Bedroom Two

Feature fireplace. Radiator. UPVC double glazed stone mullion window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Towel radiator. UPVC double glazed window to rear elevation.l

Second Floor:

Bedroom Three

Exposed beams. Two Velux.

Garden/Paddock

To the rear of the property is a lawn and patio garden which leads to an area of paddock included in the sale.

Council Tax Band

tbc

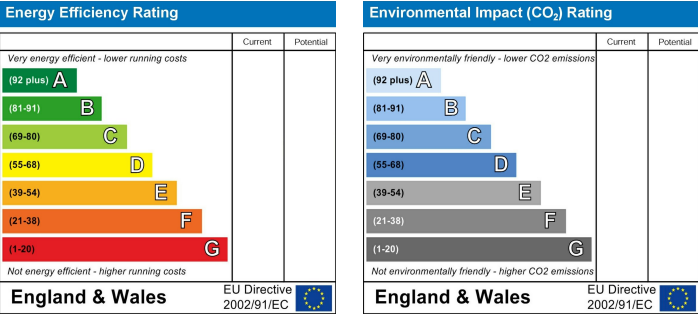
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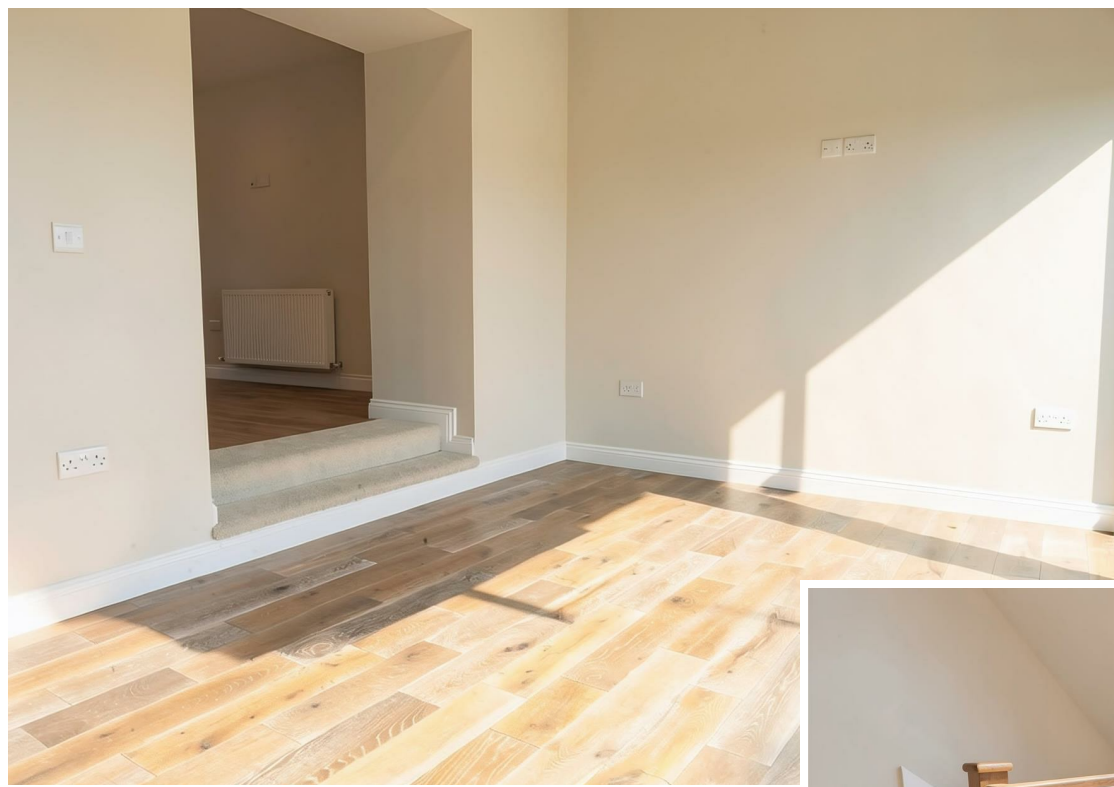
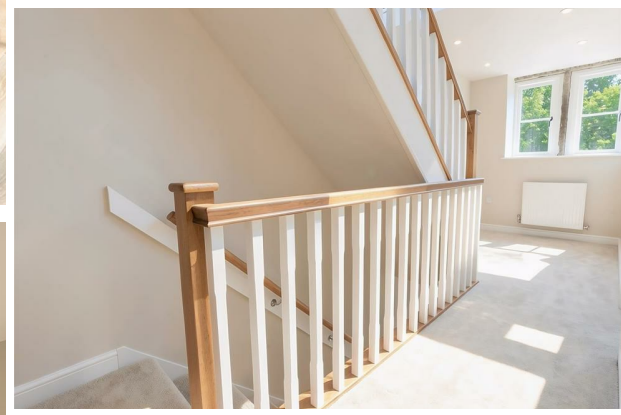
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
warbler.installs.splints

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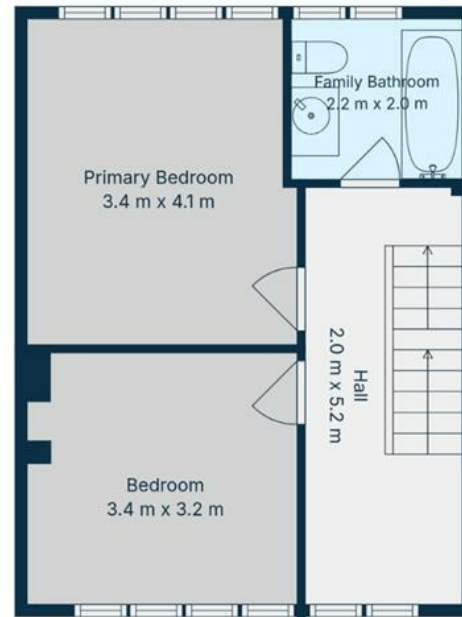








Ground Floor



1st Floor



2nd Floor



Measurements deemed highly reliable but not guaranteed.

Total: 107 m2

Ground Floor: 53 M2, 1st Floor: 40 M2, 2nd Floor: 14 m2
 Excluded Areas: Storage: 3 M2, Fireplace: 0 M2, Low Ceiling: 16 M2,
 Walls: 9 m2



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