



Round Ings Road, Huddersfield, HD3 3FQ

£725,000

E&H Holmes
ESTATE AGENTS

A Lovingly Restored, Luxury Four-Bedroom Cottage with Paddock

This exceptional, sympathetically restored cottage offers an inspired blend of traditional charm and contemporary luxury. Finished to the highest standard throughout, the property provides spacious, versatile accommodation ideal for modern family living.

At the heart of the home is a stunning bespoke dining kitchen, complete with a central island and high-end fittings -perfect for both everyday dining and entertaining. The property boasts two generous reception rooms, including a stylish lounge featuring a media wall with a contemporary electric fire.

There are four beautifully appointed bedrooms, two of which benefit from en-suite facilities and walk-in wardrobe/dressing rooms. The impressive third bedroom includes a mezzanine level, creating a magical and versatile space - ideal as a children's room, study area or creative nook. A further spacious double bedroom completes the first-floor accommodation.

The luxury continues in the house bathroom, fitted with twin wash-hand basins and a striking freestanding bath with wall inset TV - your own private spa retreat.

Practicality meets style with a well-designed utility/boot room and a convenient cloakroom. Outside, the property enjoys a substantial paddock of approximately 0.75 acres, offering superb potential for equestrian, hobby or lifestyle use. Ample off-road parking is available for several vehicles.

A truly remarkable home where period character and contemporary comfort combine seamlessly. Early viewing is highly recommended.



Cloakroom

Wash hand basin. Low flush W.C. UPVC double glazed sash window to front elevation.

Lounge

Media wall with electric Apex fire. Herringbone flooring. Underfloor heating. Two Sash windows to rear elevation.

Second Reception Room

Underfloor heating. Sash window to front elevation.

Kitchen

Bespoke fitted kitchen with wall and base units. Stainless steel undercounter sink. Wodar boiling water tap. Granite work surfaces. Eye level electric oven. Bora induction hob with down draft extractor. Integrated microwave. Integrated dishwasher. American Fridge / Freezer. Tiled floor. Underfloor heating. UPVC double glazed Bi-fold doors to rear elevation.

Utility Room

Plumbing for washing machine. Underfloor heating. Access to boiler room. Sash window to front elevation.

Landing

Stairs leading from entrance hall. Two designer radiators.

Bedroom One

Walk-in wardrobe. Exposed beams. Designer radiator. Sash window to rear elevation.

En-Suite

Wash hand basin. Low flush W.C. Walk-in double shower cubicle. Fully tiled. Underfloor heating. Extractor fan. Sash window to front elevation.

Bedroom Two

Walk-in dressing room. Exposed beams. Radiator. Sash window to front elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Underfloor heating. Sash window to front elevation.

Bedroom Three

Mezzanine level. Exposed beams. Designer radiator. Sash window to rear elevation.

Bedroom Four

Exposed beams. Designer radiator. Sash window to front elevation.

Bathroom

Twin wash hand basin. Low flush W.C. Freestanding bath with mixer taps and shower head. T.V. Fully tiled. Underfloor heating. Towel radiator. Sash window to front elevation.

Parking

Off road parking for several vehicles.

Rear Garden

Lawn garden with drystone wall which leads to a private paddock (approx. 0.75 acres).

Council Tax Band

tbc

Location

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:
woven.wriggled.curving

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will

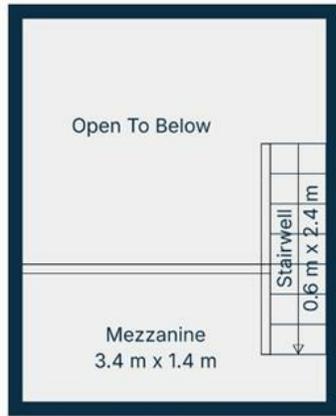
be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

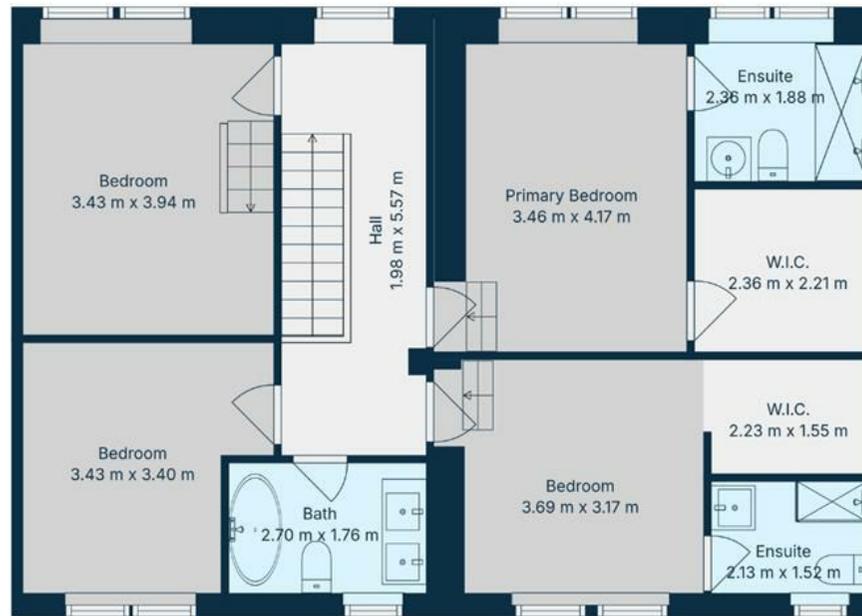
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	







Top left bedroom



Floor 2



@cameo_construction

www.cameoconstruction.co.uk



Floor 1

TOTAL: 182 m²

1st Floor: 90 m², 1st floor: 92 m², 2nd floor: 0 m²

EXCLUDED AREAS: UTILITY: 2 m², STORAGE: 4 m², STAIRWELL: 2 m²,

OPEN TO BELOW: 9 m², WALLS: 13 m²

Measurements deemed highly reliable but not guaranteed.



6a Stainland Rd, West Vale, Halifax, West Yorkshire, HX4 8AD

www.edkinsandholmes.co.uk • 01422 310044