



YORKSHIRE'S
FINEST
HOMES COLLECTION



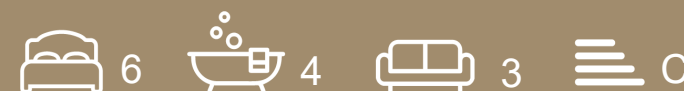
Kaffir Road, Huddersfield

Offers In The Region Of

£1,350,000

- Award-winning detached home
 - Six spacious bedrooms
- Stunning open-plan living kitchen
- Principal suite with dressing room
- Landscaped woodland gardens
 - Gated driveway & carport

An exceptional award winning six-bedroom detached residence set behind electric gates within mature woodland gardens, offering extensive and versatile accommodation arranged over three floors. The property features a spectacular open-plan kitchen/dining/family area with bi-fold doors to a large, decked terrace, multiple reception rooms, utility room, and luxurious principal suite with dressing room and en-suite. Further benefits include additional en-suites, modern pull-out balconies to several bedrooms, and high-quality finishes throughout. Externally, there is a generous driveway, carport, and beautifully landscaped grounds. Ideally located for excellent commuter links to Manchester and Leeds and offered with no onward chain.



The front door opens into a magnificent entrance hallway, featuring soaring ceilings, elegant flooring, a sweeping staircase, and an abundance of natural light cascading through stunning glazed doors. A downstairs WC is conveniently located off the hallway.

The remarkable open-plan kitchen and dining area forms the true heart of the home, complete with a central island, beautifully crafted wall and base units, integrated appliances, and a spacious dining area—creating the perfect setting for entertaining. Bi-fold doors open onto a magnificent decking area, seamlessly blending indoor and outdoor living while overlooking the surrounding woodland gardens. The space also features a snug area with a media wall, providing an ideal retreat for the whole family to relax and unwind. This room further benefits from underfloor heating for added comfort.

A generously sized pantry-style cupboard offers excellent additional storage, while a separate door opens into a spacious utility room, which could also be adapted for use as a second kitchen. Steps then lead down to a further reception room, currently arranged as a home gym.

The second reception room is beautifully decorated with crisp modern décor, attractive wood flooring, a central fireplace, and a box bay window providing lovely views towards the front of the property — an ideal room for relaxing.

Sweeping stairs rise to the first-floor landing, creating a space impressive enough to be considered a room in itself.

Double doors open into the principal bedroom suite, a generously proportioned room featuring a walk-in dressing room and beautiful views to both the front and rear elevations. The suite also benefits from an additional room which could be used as a dressing area, study, or bathroom, offering excellent flexibility. Completing the suite is a luxurious en-suite shower room comprising a





double walk-in shower, a stylish sink unit, and elegant tiling.

Bedroom two is another generous-sized double bedroom with modern décor, a walk-in dressing area, and an en-suite shower room.

Bedroom three is situated on the east wing and is again a large double bedroom with a walk-in dressing room and stunning views over the gardens.

This floor is served by a luxurious bathroom featuring a freestanding bath, walk-in double shower, wash basin unit, and stylish tiling.

The second-floor landing leads to a further three sizeable double bedrooms, all enjoying beautiful views through feature windows and benefitting from open-out balconies. This floor is also served by a large shower room featuring a generous walk-in shower, beautifully finished with high-quality tiling.

The second floor additionally boasts a balcony — the perfect place to relax and watch the world go by.

There is also a versatile additional room currently utilised for storage, offering excellent potential for a variety of alternative uses

Externally, electric gates open onto the property, set within beautifully maintained gardens and mature woodland. A generous driveway provides ample parking for several vehicles and continues down to a substantial carport.

Situated in a sought-after location, this property offers excellent commuter links to both Manchester and Leeds. Offered with no onward chain

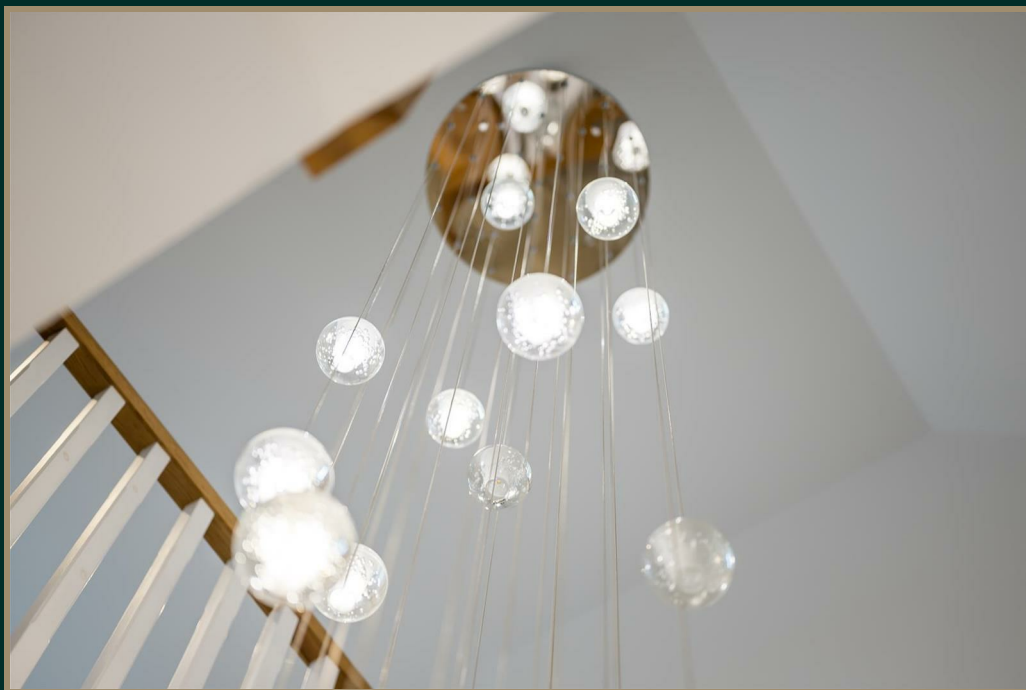
















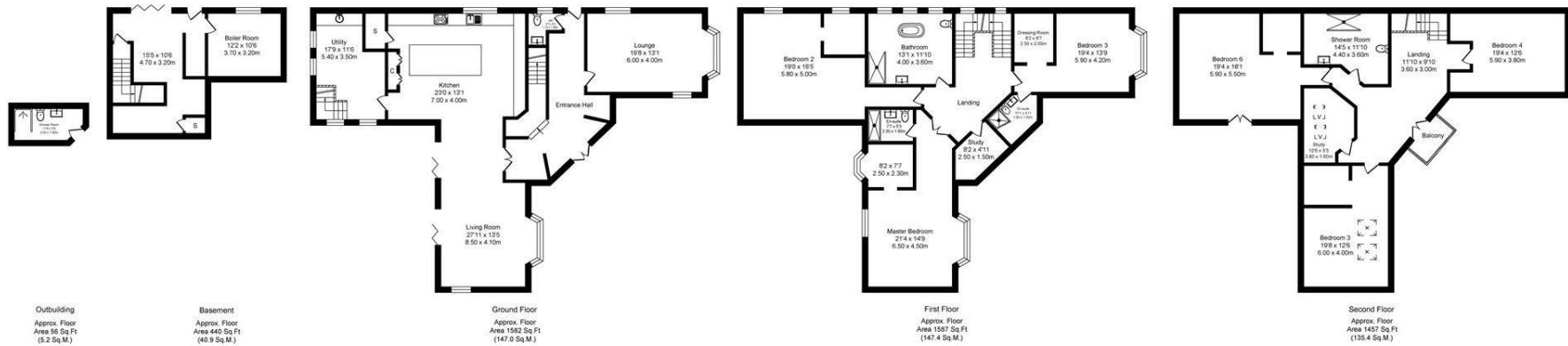






28 Kaffir Road Huddersfield, HD2 2AN
Total Approx. Floor Area 5122 Sq.ft. (475.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





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