



## 3a Cumberworth Lane

Upper Cumberworth, Huddersfield, HD8 8NU

A spacious six bedroom detached family home with flexible accommodation over three floors with plenty of gated off road parking, twin double garages ideal for work shops and a self contained home work space currently run as a beauticians. Available with no vendor chain this substantial quality home comprises entrance hallway, amazing living/dining kitchen, formal lounge, utility, rear lobby and down stairs WC. To the first floor are four double bedrooms, three with ensuites and master with dressing room. Separate WC. To the second floor are two further kingsize bedrooms which would make great additional reception rooms if required. Loads of off road parking, twin double garages/workshops and self contained home office.  
NO VENDOR CHAIN.

O.I.R.O £950,000

# 3a Cumberworth Lane

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- CONTEMPORARY FIVE/SIX BEDROOM DETACHED FAMILY HOME
- TWIN DOUBLE GARAGES, TONNES OF OFF ROAD PARKING AND SELF CONTAINED HOME WORK SPACE
- IMMACULATE THROUGHOUT IN THIS PRIVATE POSITION WITH FAR REACHING VIEWS
- HUGE LIVING/DINING KITCHEN AND SEPARATE FORMAL LOUNGE
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- AVAILABLE WITH NO VENDOR CHAIN

## Entrance Hallway

15'9" x 10'6" (4.80m x 3.20m)

## Living/Dining Kitchen

26'2" x 20'6" (7.98m x 6.25m)

## Utility

18'1" x 4'3" (5.51m x 1.30m)

## WC

8'3" x 3'1" (2.51m x 0.94m)

## Rear Hallway

6'10" x 6'6" (2.08m x 1.98m)

## Lounge

18'1" x 16'1" (5.51m x 4.90m)

## Galleried First Floor Landing

## Master Bedroom

18'1" x 14'9" (5.51m x 4.50m)

## Dressing Room

8'3" x 5'6" (2.51m x 1.68m)

## Ensuite

8'9" x 5'7" (2.67m x 1.70m)

## Bedroom 2

18'5" x 10'1" (5.61m x 3.07m)

## Ensuite

10'0" x 3'11" (3.05m x 1.19m)

## Bedroom 3

18'4" x 10'0" (5.59m x 3.05m)

## Ensuite

10'1" x 3'11" (3.07m x 1.19m)

## Separate WC

5'3" x 3'1" (1.60m x 0.94m)

## Study/Bedroom 6/Potential House Bathroom

10'6" x 8'4" (3.20m x 2.54m)

## Second Floor Landing

## Bedroom 5

17'9" x 12'3" (5.41m x 3.73m)

## Bedroom 4/Family Room

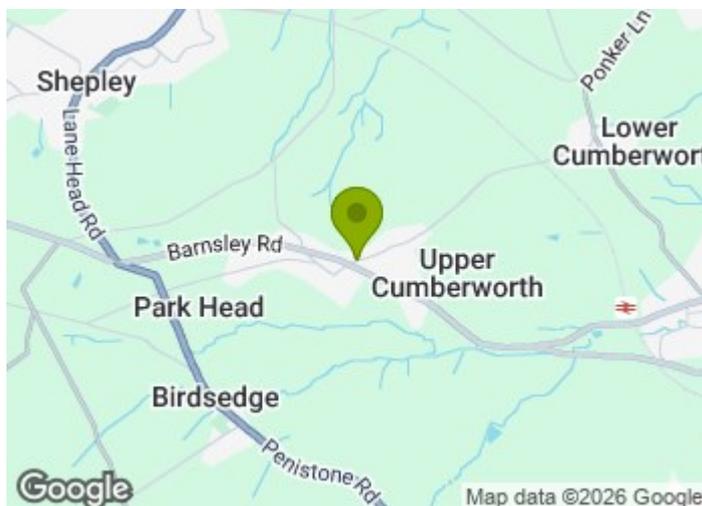
23'5" x 12'3" (7.14m x 3.73m)

## Garages/Workshops and Off Road Parking

## Studio/Home Office

## Gated Off Road Parking

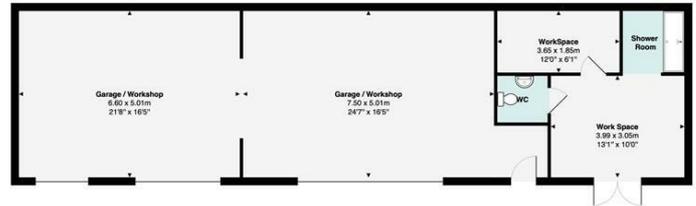
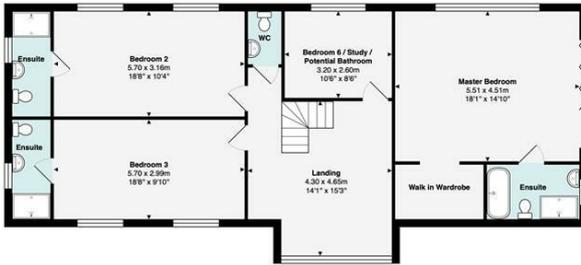
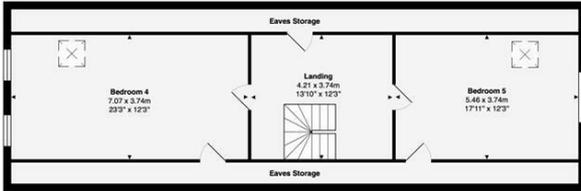
## Garden



## Directions



# Floor Plan

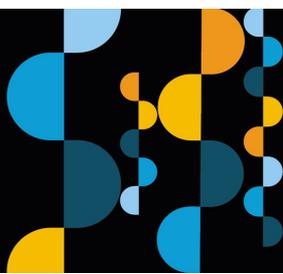
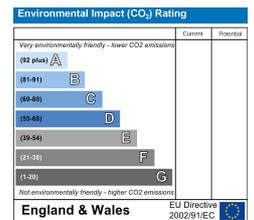
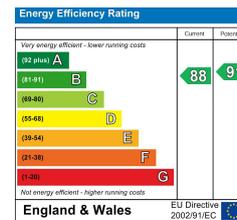


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Total Area: 408.4 m<sup>2</sup> ... 4396 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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