



**Moor End Road, Huddersfield, HD4 5HE**

**welcome to**

**Moor End Road, Huddersfield**

Ideal for upsize! Within close proximity of Beaumont Park, this newly renovated, detached home is complete with a large garage/workshop and a separate annexe accommodation, an enclosed garden with a hot tub and outdoor shower, finished to a high standard throughout and sat on a very generous plot.



**Cellar**

16' 4" x 7' 10" ( 4.98m x 2.39m )

**Ground Floor****Lounge**

14' 9" x 10' 9" ( 4.50m x 3.28m )

**Kitchen/Dining**

16' 7" x 15' ( 5.05m x 4.57m )

**Utility Room**

7' 8" x 11' 7" ( 2.34m x 3.53m )

**Office**

11' 8" x 7' 9" ( 3.56m x 2.36m )

**Ware House**

41' 2" x 22' 10" ( 12.55m x 6.96m )

**First Floor****Bedroom One**

12' 5" x 16' 4" ( 3.78m x 4.98m )

**Bedroom Two**

16' 7" x 10' 7" ( 5.05m x 3.23m )

**Bedroom Five**

11' 6" x 8' ( 3.51m x 2.44m )

**En-Suite**

7' 1" x 7' 7" ( 2.16m x 2.31m )

**Second Floor****Bedroom Three**

16' 4" x 11' 9" ( 4.98m x 3.58m )

**Bedroom Four**

14' 8" x 13' 2" ( 4.47m x 4.01m )

**Bathroom**

11' 5" x 8' 3" ( 3.48m x 2.51m )

**Gym**

24' 5" x 14' 5" ( 7.44m x 4.39m )

**Agents Note**

The property is held over various titles which will be inspected by your conveyancers.



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## Moor End Road, Huddersfield

- Fully equipped annex sitting above the courtyard
- Separate living accommodation in the annex
- Large workshop/garage to side
- Private, enclosed garden with hot tub and outdoor shower
- Driveway parking

Tenure: Freehold EPC Rating: G

Council Tax Band: D

offers over

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF118767 - 0004

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