Dearn Field,Upper Cumberworth Huddersfield HD8 8NX

william h brown

welcome to

Dearn Field, Upper Cumberworth Huddersfield

BEAUTIFULLY PRESENTED DETACHED FAMILY HOME AFFORDING FOUR/FIVE BEDROOM ACCOMMODATION LOCATED IN A PRIME UPPER CUMBERWORTH SETTING ENHANCED BY DELIGHTFUL GARDENS AND DOUBLE GARAGE

Summary
Occupying an enviable corner plot position within the highly regarded village of Upper Cumberworth, this substantial four-bedroom detached residence offers exceptionally versatile family accommodation complemented by attractive landscaped gardens, a double garage and generous driveway parking.

The property is ideally suited to the modern family, with an excellent balance of reception space, work-from-home facilities and well-proportioned bedrooms. An inviting entrance hallway provides access to the principal ground floor accommodation, including a convenient guest W.C. and a dedicated home office, perfect for those working remotely.

The spacious living room offers an excellent environment for relaxation, whilst the separate dining room provides a wonderful space for formal entertaining and family gatherings. To the rear, a delightful conservatory enjoys pleasant views over the gardens and creates an additional reception area flooded with natural light.

The well-appointed kitchen is complemented by a practical utility room, offering additional storage and laundry facilities with external access.

To the first floor, the landing leads to four well-proportioned bedrooms, including an impressive principal bedroom benefitting from its own en suite shower room. The remaining bedrooms are served by a stylish and spacious family bathroom.

Externally, the property stands within attractive gardens extending to the front, side and rear, providing excellent spaces for outdoor entertaining, children's play and gardening enthusiasts alike. The prominent corner plot enhances both privacy and kerb appeal, whilst a double garage and driveway provide ample of street parking. With local amenities and highly regarded schooling close at hand the property also sits perfectly for access to major surrounding commercial centres.

Accommodation
Entrance Hall
On entry the impressive hallway has a useful understairs storage cupboard, a central heating radiator and staircase ascending to the first floor.

Cloaks/W.C
White low level w/c and hand washbasin with tiled splashbacks, radiator and double glazed obscure window.

Home Office/Bedroom Five
13' 5" x 8' 9" (4.09m x 2.67m)
Perfect for the home or hybrid worker and having various wall light points, a radiator and double glazed window to front aspect.

Breakfast Kitchen
13' x 12' 7" (3.96m x 3.84m)
Fitted with a stylish range of wall and base units with complementary worksurfaces incorporating a sink and drainer unit with mixer tap. There is a cooker point and integral appliances include the dishwasher and fridge freezer whilst the room also has inset ceiling lighting, a vinyl floor covering, radiator and is double glazed to rear aspect.
The room opens into the rear lobby area that has a door leading to the side of the property and the:

Utility
Here one can find useful additional storage, plumbing for the washing machine and space for a

dryer along with the central heating boiler.

Dining Room
14' 6" x 12' 7" (4.42m x 3.84m)
Ideal for the more formal occasions having various wall light points, radiator and double glazed window to side aspect.
The room opens into:

Conservatory
11' 8" x 9' (3.56m x 2.74m)
Overlooking the garden and having a ceiling light with fan, radiator and door leading out into the garden.

Living Room
17' 8" x 14' 6" (5.38m x 4.42m)
As can be seen in the floorplan this room is connected by French style doors to the dining room. It's focal point is the coal effect gas fire set to feature Adams style surround whilst the room has various wall light points and ceiling light points, a decorative dado rail and central heating radiator and is double glazed to front aspect.

First Floor
Bedroom One
17' 9" x 14' 8" (5.41m x 4.47m)
This extremely spacious principle bedroom has decorative coving to ceiling, a radiator and is double glazed to front aspect.

En Suite
Modern white low flush w/c and vanity style hand washbasin along with double shower cubicle with Mira shower unit. The room is complemented by the tiled walls and floor covering and there is a central heating radiator and double glazed obscure window.

Bedroom Two
14' 2" x 14' 4" max (4.32m x 4.37m max)
This double room has coving to ceiling, a central heating radiator and is double glazed to side aspect.

Bedroom Three
13' max x 12' 8" (3.96m max x 3.86m)
Another sizeable double room this one boasting fabulous hillside views via the double glazed windows to side aspect and there is coving to ceiling and a radiator.

Bedroom Four
12' 8" x 10' (3.86m x 3.05m)
Another room of double proportions with coving to ceiling and double glazed window showcasing the views.

House Bathroom
8' 10" x 8' 9" (2.69m x 2.67m)
Once more a white suite with low level w/c, vanity style hand washbasin, panelled bath and shower cubicle. There are tiled walls and floor covering, a radiator, inset ceiling lighting and a double glazed obscure window.

External
On entry there is a gated driveway providing ample parking for numerous vehicles which then leads to a detached double garage. The garage has a remote roll door and power and lighting with a door leading to the side.
A landscaped garden wraps around the property from the front where small shrubs and bushes along with a water feature create excellent kerb appeal. The garden then wraps to the rear where a good size family garden can be found boasting a good degree of privacy. There is a patio area and raised decking along with a delightful summerhouse all of which is perfect for entertaining, family occasions or simply relaxing.

welcome to

Dearn Field, Upper Cumberworth
Huddersfield

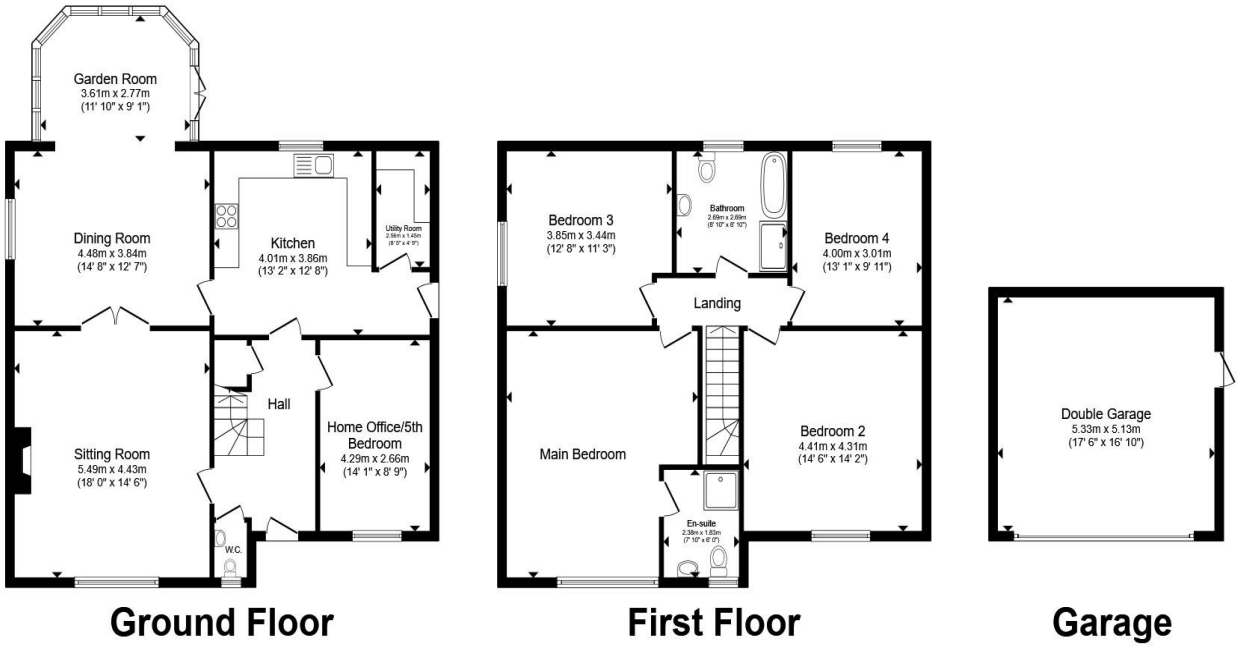
- Modern Detached Executive Style Residence
- Four/Five Bedroom Accommodation
- Double Garage
- Attractive Gardens
- Corner Plot

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£550,000

directions to this property:

Leave Holmfirth via Victoria Street and bear left on to Station Road. Follow the A635 towards Barnsley. At the New Mill crossroads turn left on to the A635 towards Barnsley. Bear right at the Sovereign public house and then immediate left on to the A635. At the Upper Cumberworth junction with the Star public house on the right, turn left down on to Cumberworth Lane. Turn right on to Dearn Field and the property is located immediately on the right hand side.



Total floor area 206.9 m² (2,227 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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