Round Ings Road, Huddersfield, HD3 3FQ
Offers Over £695,000

Edkins & 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
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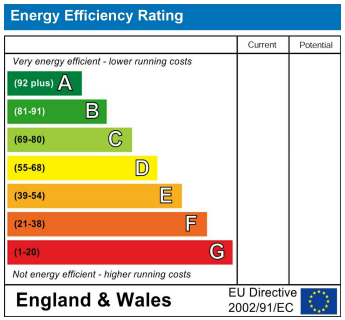
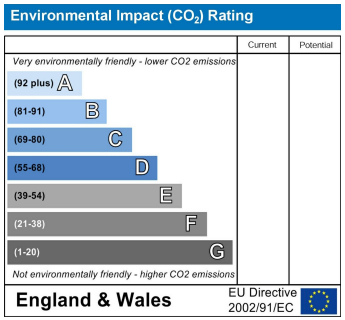
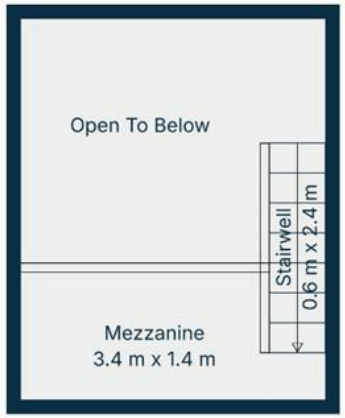
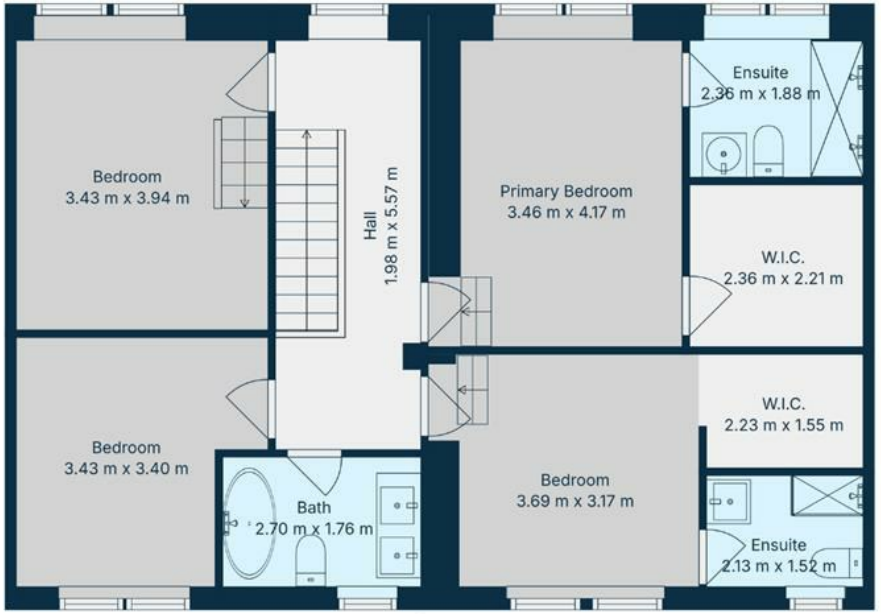






Top left bedroom



Floor 2

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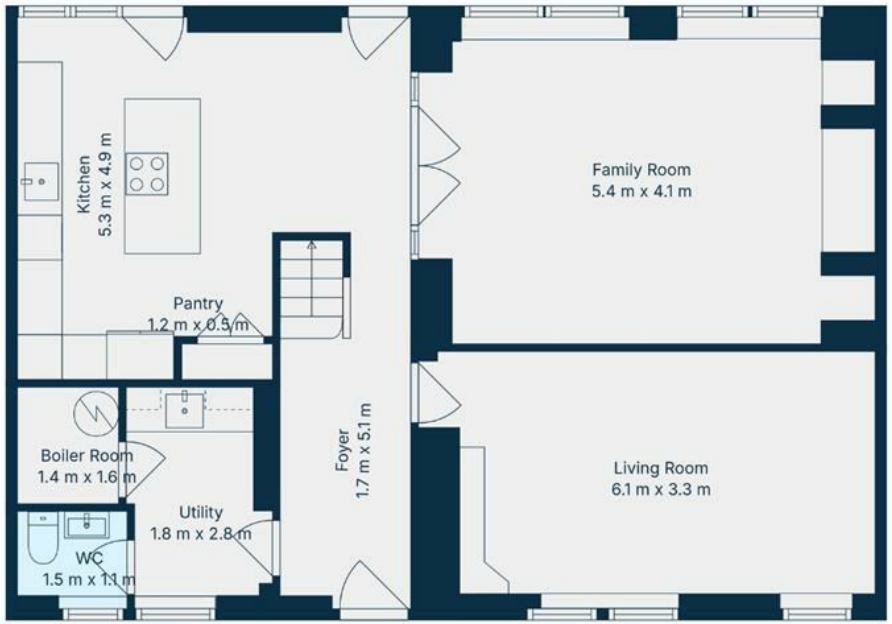

Floor 1

SHOW & SELL property media

Measurements deemed highlly reliable but not guaranteed.

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