



# Snow Gate™

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## 3a Cumberworth Lane

Upper Cumberworth, Huddersfield, HD8 8NU

A recently built six bedroom detached family home with flexible accommodation over three floors with loads 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.

£985,000

# 3a Cumberworth Lane

Upper Cumberworth, Huddersfield, HD8 8NU



- CONTEMPORARY SIX BEDROOM DETACHED FAMILY HOME
- IMMACULATE THROUGHOUT IN THIS PRIVATE POSITION WITH FAR REACHING VIEWS
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- TWIN DOUBLE GARAGES, TONNES OF OFF ROAD PARKING AND SELF CONTAINED HOME WORK SPACE
- HUGE LIVING/DINING KITCHEN AND SEPARATE FORMAL LOUNGE
- 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)

**Bedroom 6**  
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**

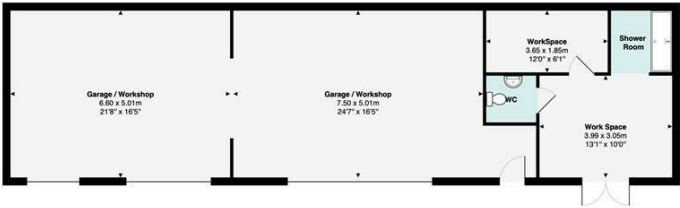
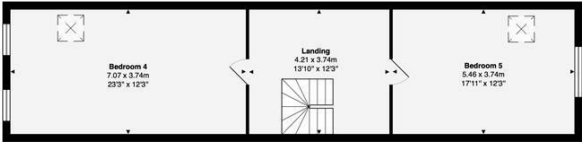


Directions





Floor Plan



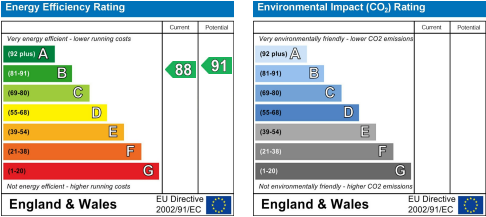
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Total Area: 382.8 m<sup>2</sup> ... 4120 Rf

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, omission 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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