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01484 508000



**Pike Law Lane, Scapegoat Hill
Huddersfield,**

**Offers in the region of
£825,000**

This very spacious, formerly five-bedroom (but currently used as three-bedroom), arranged over three floors this family home is presented to the highest standards throughout with a high specification and has the advantage of being offered with vacant possession. It enjoys a southerly aspect with 180 degree views across and down the valley, taking in Castle Hill and the National Park. The property enjoys a semi-rural setting and is a perfect commuter base with ease of access to the M62 for links to Manchester and Leeds. The layout offers a certain amount of flexibility and incorporates a gas-fired central heating with two boilers, uPVC double-glazing and solar panels. It has a comprehensive security system. The accommodation comprises an entrance hallway, a ground floor double bedroom with en suite and a former bedroom utilised as a dressing room, a fabulous living room and adjoining sitting area with extensive glazing, taking full advantage of the stunning views. Off the living room, a sliding door leads to a sitting/reading room and adjoining large home office. There is a side hallway and a downstairs WC. On the floor below is a fabulous kitchen and dining room with bifold door out into the garden, a shower room and a lobby, also giving access to the garden. On the top floor, the master bedroom has its own large opulent en suite bathroom and a connecting door through to a dressing room. There is the house bathroom and two further bedrooms (although one is used as a dressing room). Externally, there is extensive parking on the full width driveway and a lapsed Planning Application to build a garage. The lovely rear garden enjoys a southerly aspect, making it a real sun trap. It has various seating areas and a large under house store, perfect as a workshop, etc., with power, lighting and a radiator. There is a covered veranda with a decked seating area with steps on either side leading to a wonderful garden.

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Floorplan



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Entrance Hallway



A central composite door with opaque glazed panels and opaque screens on either side gives access to the hallway. This serves as an everyday entrance to the home, however, there is a large side hallway off the ground floor. It has a staircase rising to the first floor accommodation, a radiator and stairs down to the lower ground floor. The hallway is presented to a particularly high standard with stylish decor, a theme that can be found throughout the home, along with the oak internal doors. The staircase leads down to a lobby area which has a radiator and a staircase continuing down to the lower ground floor.

Living Room



An oak and glazed door opens into the living room, which certainly has the wow factor, not only for its size and standard of presentation, but the natural light that it enjoys.

The adjoining dining/sitting area has fabulous views. The living room has a log effect gas fire and a media wall with provision for a flat screen TV. There are various wall light points and plenty of space for furniture. A oak and glazed door leads through to the sitting area and wide archway leads to a sitting space with a high ceiling and abundance of natural lighting. There is a large arched window enjoying 180 degree views across and down the valley, towards Emley, Castle Hill and across the reservoir towards Holmfirth and the National Park, also to the right-hand side towards the Peak District. The room has a dual aspect, along with ceiling downlighting, a part oak floor and radiators.

Sitting/Reading Room



As mentioned, a sliding oak and glazed door then leads through to the sitting/reading room, which enjoys a southerly aspect with fabulous views. It has sliding patio doors out onto a balconied sitting area, along with bespoke furniture incorporating book shelving and a low-level cupboard. There is coving to the ceiling, various wall light points and a wide archway leading to the large home office/sitting room.

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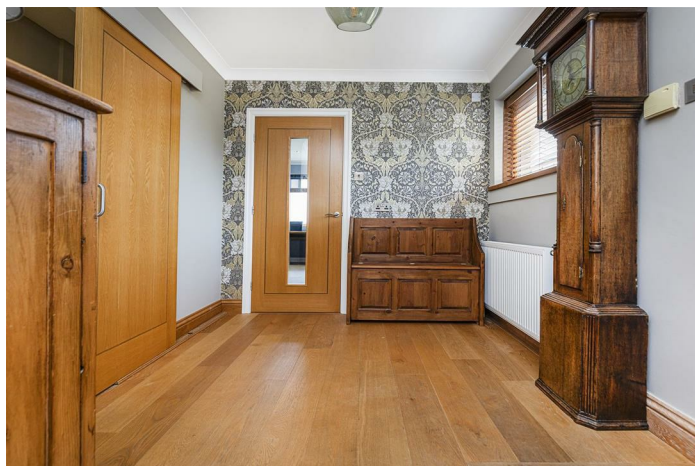


Home Office/Sitting Room



This large multipurpose space is ideal as a home office/study, but could equally be an extra reception room or even a bedroom. We understand from our vendors that it was actually the location of the original kitchen. The room has bespoke furniture comprising a desk, drawers, high-level storage cupboards, shelving and cabinets by Neville Johnson. There is ceiling downlighting, a radiator and an oak and glazed door leading to the side hallway.

Side Hallway



This hallway has a side composite door with opaque glazed panels and enjoys a dual aspect with front and side uPVC windows. Of particular note is the engineered oak flooring. This is a perfect place to store shoes and coats and has a radiator. A sliding oak door gives access to the guest WC.

WC



This room has a basin with a tiled splashback and a low-level WC. It has built-in storage, a continuation of the engineered oak floor and a sensored ceiling light. A door gives access to the central heating boiler with a pressurised cylinder. Steps lead down to the lower ground floor accommodation.

Master Bedroom



This large double bedroom is designed to take full advantage of the southerly aspect and stunning views. There is plenty of space for fitted or freestanding furniture, along with a dressing room on the level below (as mentioned previously). It has a high level Velux window, a side uPVC window and patio doors (which are just used for ventilation as what would have been a Juliette style balcony has no balustrading, however, this could easily be added if required). There are various wall light points, provision for a

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wall-mounted TV and a radiator. An oak door leads to an en suite bathroom.

Dressing Room/Bedroom



This room has built-in wardrobes with hanging rails and storage above. It has a uPVC window enjoying a similar view to the previous room, along with a radiator and its own entrance door from the landing.

En Suite Bathroom



This opulent bathroom is larger than many people's bedrooms! It has a large walk-in shower with brick style splashbacks and an overhead waterfall style shower fitting as well as a hand held shower attachment and recessed alcoves for toiletries. The deep double ended bath has an extendable shower attachment. There is a bespoke vanity unit with an oval hand basin and shelved storage below,

along with an illuminated mirror and lights above the hand basin. There is a low-level WC, an electric shaver point, an extractor and ceiling downlighting. The room has oak engineered flooring and a period style radiator. A door leads to a staircase which leads to the previously mentioned dressing room.

Bedroom



This double bedroom takes full advantage of its elevated position, with stunning 180 degree views across and down the valley towards the National Park. There is plenty of space for furniture and a radiator. The original design has been amended slightly it has its own access door from the landing and there is now a connecting door into a dressing room/bedroom.

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Dressing Room/Bedroom



Our clients have adapted the design to create a dressing room off the master bedroom, which is a floor above. It incorporates a staircase up to the master suite, but could be used as a bedroom if required. There are built-in wardrobes, some with a mirror finish, a uPVC window, and a walk-in dressing area with built-in open storage, perfect for shoes and bags, etc. It has an opaque window to the front elevation, sensored ceiling lighting and a radiator.

House Bathroom



The well-appointed house bathroom has a four-piece suite comprising a large walk-in shower with an overhead waterfall style shower fitting and a hand-held shower attachment, a bath with an extendable shower fitting, a rectangular hand basin with storage beneath, and a low-level WC. The bath and hand basin have matching

splashbacks. There is a wall-mounted electric toothbrush charger, an upright ladder style radiator, ceiling downlighting, an extractor fan and engineered oak flooring. To the rear elevation is a uPVC window.

First Floor Landing

A staircase rises from the hallway to the first floor landing, where there is access to loft space, a useful storage cupboard and a radiator.

Ground Floor Bedroom



Off the hallway on the left-hand side is a double bedroom, which is positioned at the front of the property. It has built-in double wardrobes, overhead storage cupboards and front and side uPVC windows. The side window has views towards Castle Hill and Emley in the distance. There is a radiator and access to an en suite.

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En Suite Wet Room



The wet room has a shower area with an overhead waterfall style shower fitting and a hand-held shower attachment. It has a wall-mounted hand basin and a low-level WC. There is tiling to the floor, aqua boarded walls, a recessed shelf for toiletries, etc., an extractor fan and an upright chrome ladder style radiator. The central ceiling light point has motion sensor operation. The room has an opaque uPVC window.

Lower Ground Floor Hallway

This hallway has bespoke Neville Johnson furniture with extensive book casing and shelving. It has low-level LED lighting. Turning to the left, there are further steps, lighting and bespoke furniture leading through to the kitchen. There is also a radiator and a timber and glazed door leads through to the gym.

Kitchen



Continuing down the steps, the large kitchen can be found. This room also has the wow factor and is presented to a very high standard with no expense spared. It has an extensive array of units to high and low levels with extra deep oak worktops, matching oak upstands and under-unit lighting. The cabinetry has contrasting colours, along with larger style side-by-side fridges, an island unit with a granite worktop and a one-and-a-half bowl sink with a stylish extendable mixer tap. There is an integrated dishwasher and pull-out bin storage. The Aga has a brick style tiled splashback and a wide illuminated canopy style filter hood. There is ceiling downlighting, a radiator and a wide archway leading through to the dining room.

Dining Room



This room enjoys a southerly aspect and a fabulous view

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across and down the valley. It has a four-panel bifold door out into the garden and side double-glazed windows. The room can easily accommodate a large dining table and works particularly well with the adjoining kitchen. These two rooms have deep oak skirting boards and two radiators.

Gym



This multipurpose space is ideal as a home workout room, but could equally be a playroom or cinema room. It has oak style laminate flooring, built-in shelving, two uPVC windows and an adjoining storage room.

Shower Room



This room has a corner shower cubicle with glazed doors, a brick style tiled interior and a wall-mounter shower fitting. It has a finger hand basin, a low-level WC and an integrated washing machine with a granite worktop above. There is a

wall-mounted chrome ladder style radiator, an opaque uPVC window, floor tiling and ceiling downlighting.

Rear Lobby

This lobby is accessed off the kitchen and has a tiled floor and a rear composite door with opaque panels providing access out into the garden. It has a radiator and is a handy area for storing shoes and coats. A sliding oak door leads to the shower room.

External Details



The outdoor space to the front has been redesigned to create extensive side-by-side parking and we understand from the vendors that there is a lapsed Planning Approval to build a tandem style garage built to the left-hand side. There are mature beds and borders with railway style sleepers, external power sockets and lighting, along with charging for an EV vehicle. There are paved pathways, external lighting and water, raised beds and a pleasant seating area with the dry stone wall incorporating shelving, perfect for tubs, pots and planters. On the right-hand side is a lockable gate and a covered bin store. Beyond the gate, steps lead down to the garden. The property enjoys a fabulous open aspect with southerly views across and down the valley. On the right-hand side is a timber decking (with storage below) and a veranda, home to a hot tub, complete with power and lighting. A large paved seating area can be accessed from the lower ground floor lobby and from the bifolding doors within the kitchen. There is further outside lighting and a power socket. Off the paved patio is a lawn with mature flowerbeds and borders and adjoining this is a full-width

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decked seating area with stainless steel balustrading incorporating glass panels. This is a stunning eating and outdoor entertaining area. Steps on either side lead down to the lower garden, which has the wow factor. Pathways meander through vegetable plots and flowerbeds. It's wildlife friendly garden and has fruit trees, a lower area with a pond, a greenhouse and perimeter fencing.

Under House Storage

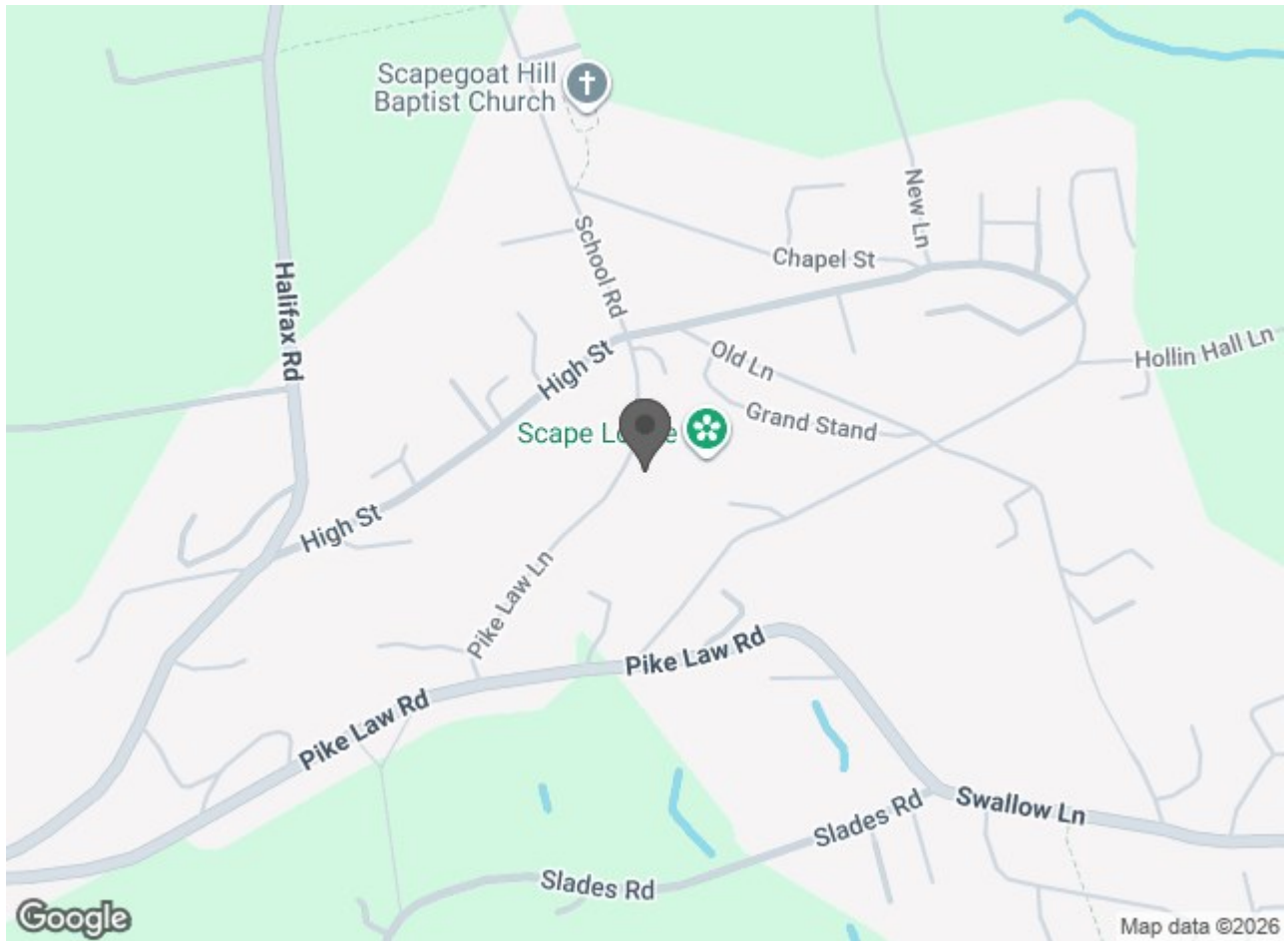
This area serves as a garage to the property and would make an ideal workshop/store with hot and cold water, power, lighting and a radiator. The fuse boards and controls for the solar panels are housed in this area.

Tenure

The vendor informs us the property is Freehold.
The property has the advantage of being offered with vacant possession.

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Directions



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DISCLAIMER

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2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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