



10 KEW HILL, HUDDERSFIELD, HD3 3SY

FLOORPLAN



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PROPERTY DESCRIPTION

Available with vacant possession and no onward chain, a spacious and well-appointed detached house occupying a delightful semi-rural location, bordering open countryside and enjoying lovely far-reaching views yet just minutes from J24 of the M62 and close to Brosters Farm Shop.

The property has been extended at the rear and offers generous living space which comprises to the ground floor entrance hall, downstairs w/c, living room, dining room, stylish fitted kitchen with glazed atrium and 3 section bi fold doors with utility off. Basement with cellar. First floor landing with 2 bedrooms (master en-suite) and bathroom. Second floor attic room with en suite shower room off. Externally there are gardens to front and rear together with a right of way over the gravel drive to a double garage with 2 electric roller doors and useful mezzanine storage area over.

Offers Around £500,000

GROUND FLOOR

ENTRANCE HALL

With composite and frosted double glazed door together with frosted pvcu double glazed windows to one side and above the door. There is additional natural light from a Velux double glazed window to a mono pitched ceiling together with two ceiling light points, herringbone wood effect flooring and staircase rising to the first floor. From the hallway access can be gained to the following rooms: -



DOWNSTAIRS WC

Measurements- 7'8" x 2'8"

This has mono pitched ceiling with ceiling light point, extractor fan, tiled walls to Dado height, herringbone wood effect flooring, pvcu leaded and stained-glass double-glazed window, chrome heated towel rail incorporating column radiator and having a suite comprising vanity unit incorporating wash basin with chrome mono bloc tap and low flush WC with concealed system.



LIVING ROOM

Measurements – 17'9" X 14'9"

As the dimensions indicate this is a generously proportioned principal reception room which stands to the front of the property and has two pvcu double glazed windows which provide plenty of natural light and take advantage of some lovely far reaching westerly views over surrounding countryside. There is decorative ceiling rose with ceiling light point, ceiling coving, delf rack, four wall light points, two column radiators, around the edge of the room there is oak flooring together with a central rug and as the main focal point of the room there is a marble fire place which is home to a Gazco log effect remote control gas fire.



DINING ROOM

Measurements – 18'0" 14'9"

Another generously proportioned reception room which is approached through twin timber doors from the main hallway, there is a ceiling light point, two column radiators, two pvcu double glazed windows with leaded lights, recessed fitted cupboard with shelving over. To one side a door gives access to the basement and as the main focal point of the room and housed within the chimney breast there is a wood burning stove resting on a stone hearth with oak mantle over. To one side access can be gained to the breakfast/kitchen.



BREAKFAST/KITCHEN

Measurements – 17'6" X 11'7"

Another well-proportioned room which is flooded with natural light from pvcu double glazed windows to both front and rear elevations, three sectioned bi-fold doors giving access to the rear together with a glazed atrium. There is a column radiator, inset LED downlighters, two ceiling light points, herringbone wood effect flooring and having a range of matt white shaker style base and wall cupboards, drawers, pan drawers and complimented by contrasting overlying quartz worktops with matching quartz splashbacks, inset one and a half bowl single drainer sink with brushed stainless steel mixer tap, integrated dishwasher, integrated electric fan assisted oven, integrated combi oven, carousel unit and island unit with fitted drawers together with overlying quartz worktop which extends to form a breakfast bar together with an inset five ring stainless steel gas hob. To one side a sliding pocket door gives access to the utility room.



UTILITY ROOM

Measurements – 8'10" x 5'9"

With herringbone wood effect flooring, inset LED downlighters, composite and double-glazed stable door giving access to the rear garden, pvcu double glazed window and having matt white shaker style base and wall cupboards with overlying quartz worktops with matching splashbacks with inset single drainer sink with brushed stainless steel mixer tap, under counter space for appliances and kick space heater. At the far end of the utility room a door gives access to a storeroom.



STOREROOM

Measurements- 5'9" x 2'2"

With a ceiling light point, herringbone wood effect flooring and fitted shelving.

BASEMENT

This can be accessed from either the double garage or the dining room. There is a useful keeping cellar which measures 15'0" x 13'6" with central table, central heating radiator and having a wall mounted ideal gas fired central heating boiler together with hot water storage cylinder.

FIRST FLOOR

LANDING

With PVCU double glazed window with leaded light to the gable, there is a useful storage cupboard with bi-fold door situated beneath the staircase rising to the second floor together with display shelving. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 15'0" X 11'5"

A double room which has pvcu double glazed window enjoying a lovely westerly aspect with far reaching views over countryside. There is a ceiling light point, column radiator, chimney breast and to one side a door gives access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements – 8'6" x 6'2"

With a part frosted pvcu double glazed window, inset LED downlighters, extractor fan, chrome ladder style heated towel rail, floor to ceiling tiled walls, tiled floor with underfloor heating and fitted with a suite comprising wall hung wash hand basin with chrome monobloc tap, low flush WC and corner shower cubicle with chrome shower fitting.



BEDROOM TWO

Measurements – 17'7" maximum x 11'9"

A double room situated to the rear of the property and having two pvcu double glazed windows with views over fields, there are two column radiators, ceiling light point, ceiling downlighters and two wall light points.



BATHROOM

Measurements – 12'0" x 6'0"

With inset LED downlighters, storage cupboard with fitted shelving, frosted pvcu double glazed window, part tiled walls, part tiled floor, chrome heated towel rail incorporating column radiator and fitted with a four piece suite comprising free standing chrome mixer tap incorporating hand spray, pedestal wash basin, low flush WC and corner shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.



SECOND FLOOR

LANDING

With mono pitched beamed ceiling incorporating Velux double glazed window with ceiling light point, fitted wardrobe with hanging rail and to one side the door gives access to bedroom number three.

ATTIC ROOM

Measurements- 16'9" x 9'8"

A beamed ceiling incorporating three Velux double glazed windows together with feature porthole window all of which provide the room with natural light, there are angled spotlights, two column radiators, two fitted wardrobes, two wall light points and to either side of the room there are doors giving access to some useful Eaves storage. To one side a door gives access to an en-suite shower room.



EN-SUITE

Measurements- 7'6" x 8'2"

With Velux double glazed window, inset ceiling downlighter in the singular, two ceiling light points, extractor fan, part tiled walls, chrome ladder style heated towel rail incorporating column radiator and fitted with a suite comprising pedestal wash basin, low flush WC together with shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.



OUTSIDE

PARKING

The property has an integral double garage which is 19'5 x 17'8 this has two electric roller doors, there are two frosted pvcu double glazed windows to the side elevation, power, light. A short flight of steps gives access to the cellar, and a further short flight of steps rises to a curtesy door giving access to the hallway and once again with a short flight of steps rising to a Mezzanine level.



MEZZANINE

Measurements- 16'0" x 8'2"

This has power, light and provides some excellent useful additional storage space.

GARDENS

To the front of the property there is a gravelled area with planted trees and shrubs this is bordered by a stone wall with wrought iron railings above, to the side of the garage there is a small lawned area with an outside power point. To the rear there is an Indian stone flagged patio which can be accessed from the bi-fold doors in the kitchen or from the utility room. Three steps then rise to a further Indian stone flagged patio where there is a twin door storage shed with power and a further flight of steps rises to a raised tiered garden which has flagged areas together with planted trees and shrubs, timber and glazed summer house, greenhouse and with some lovely far-reaching views over surrounding countryside.







ADDITIONAL INFORMATION

Heating- The property has a gas central heating system

Double Glazing- The property has pvcu double glazing

Property tenure – Freehold

Local authority – Kirklees

Council tax band – E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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