

FOR SALE

Carr Mount, Upper Cumberworth, Huddersfield



HOUSE STYLE
Detached Bungalow

RECEPTION ROOMS
2

BEDROOMS
5

EPC RATING
D

IMPRESSIVELY PROPORTIONED FIVE BEDROOM CHALET STYLE DETACHED FAMILY HOME – ENJOYING SIMPLY GLORIOUS PANORAMIC VIEWS – PROVIDING IMPECCABLY PRESENTED AND VERSATILE ACCOMMODATION THROUGHOUT – IDEAL FOR THE TRADITIONAL FAMILY BUYER AND DISCERNING DOWNSIZER – SET IN GENEROUS PRIVATE YET MANAGEABLE GARDENS – PROVIDING ACCOMMODATION MUCH LARGER THAN ITS EXTERNAL APPEARANCE SUGGESTS

DESCRIPTION: Being one of only six properties placed upon this private cul de sac, this beautiful detached, stone-built family home enjoys a wonderful setting in generous gardens, its position resulting in quite outstanding panoramic views from the rear elevation, taking in Castle Hill, Emley Moor and on a clear day extending to Otley Chevin and Ilkley Moor. Extensively improved during our client's ownership, with the creation of additional first floor accommodation, the property now offers a most versatile layout which also provides impressive proportions. With gas heating and uPVC double glazing, the accommodation on offer extends to Entrance Vestibule, wonderful

OIEO £565,000

Zoopa.co.uk  rightmove.co.uk  PrimeLocation

Butcher Residential (Denby Dale) 361 Wakefield Road, Denby Dale, HD8 8RP
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www.butcherez.co.uk

Registered office: Britannic House, Regent Street, Barnsley, S70 2EQ. Company no: 09784209

Property Details

welcoming Entrance Hall, Lounge with open plan aspect to adjoining Dining Room (both enjoying fine open views), Breakfast Kitchen with integrated appliances, ground floor Bedroom and Family Bathroom, whilst to the first floor are four further double Bedrooms, two of which have a Jack and Jill Ensuite Bathroom (two bathrooms to the first floor – three in total).

GROUND FLOOR

ENTRANCE VESTIBULE

The property is accessed off Carr Mount, the entrance door opening into the vestibule which displays ceramic tiling to the floor. There is also coving to the ceiling and a very useful double fronted cloaks/storage cupboard.



ENTRANCE HALLWAY

23' 3" x 15' 4" (Reducing to 7') (7.09m x 4.67m) A light, airy and most welcoming entrance to the property designed specifically to give an immediate introduction to the outstanding views, via the double doors to the Dining Room and French doors beyond. There are three wall light points, two ceiling lights, two radiators and a generous range of fitted bookshelves to one wall.





LOUNGE

21' 0" x 12' 11" (6.4m x 3.94m) A wide picture window to the rear elevation provides fabulous panoramic views, the French doors to the adjoining dining room only adding to the high levels of natural light and wonderful outlook. The focal point of the room is a contemporary styled, remotely operated, log effect gas fire, there is also coving to the ceiling and two double panel radiators. Glazed internal doors then provide access to the conservatory.



CONSERVATORY

13' 0" x 5' 11" (3.96m x 1.8m) Having ceramic tiling to the floor, an outlook over the front garden is provided, there is also a double panel radiator and connecting door to the entrance.



DINING ROOM

11' 0" x 10' 10" (3.35m x 3.3m) Having a continuation of the coving from the lounge there is a double panel radiator, double pocket sliding doors giving access to the Breakfast Kitchen and uPVC double glazed French doors which provide an outlook over the rear garden.



BREAKFAST KITCHEN

11' 0" x 12' 0" (3.35m x 3.66m) Providing a generous range of oak fronted units to base and eye level, including a generous expanse of worktop surfaces with inset one and a half bowl stainless steel sink unit, the position of which is once again designed take full advantage of the outstanding views. There is ceramic tiling to the splashback surrounds with concealed lighting to the underside of the wall units, there are numerous ceiling downlighters, tiling to the floor, a kick panel heater, contemporary styled radiator and the sale will include the free-standing Rangemaster Toledo cooker with five-ring electric hob, two ovens and grill. There are also integrated appliances which comprise of a dishwasher, fridge, freezer and washing machine.



GROUND FLOOR PRINCIPAL BEDROOM

14' 6" x 16' 10" (4.42m x 5.13m) Having a wide rear facing window taking full advantage of the fine views, the bedroom is heated by a double panel radiator and provides an extensive range of fitted wardrobes and drawers to the full expanse of one wall.



FAMILY BATHROOM

9' 0" x 8' 0" (2.74m x 2.44m) Having part tiling to the walls with further tiling to the floor and providing a four-piece suite in white, comprising of a shower cubicle with Mira Thermostatic shower, panelled bath, vanity wash hand basin with cupboards and drawers beneath and concealed flush WC. There is also a radiator, numerous ceiling downlighters, heated electric towel rail and underfloor heating.



FIRST FLOOR

BEDROOM TWO

12' 9" x 10' 3" (3.89m x 3.12m) Two large, rear facing Velux windows provide a fabulous outlook, the room being heated by a single panel radiator. A connecting door leads through to the adjacent bathroom, which can also be separately accessed from the landing.



ENSUITE BATHROOM

8' 3" x 6' 2" (2.51m x 1.88m) Providing a three-piece suite in white, comprising of a 'P' shaped bath with shower screen and Mira shower over, wall mounted wash hand basin and low flush WC. There is part tiling to the walls with further tiling to the floor, underfloor heating, a heated towel rail, electric shaver point, ceiling downlighters and Velux Skylight window.



BEDROOM THREE

12'10" x 10'5" (3.91m x 3.18m) Once again having twin rear facing Velux Skylight windows providing a fine outlook, this bedroom is heated by a single panel radiator and has a connecting door to the adjacent bathroom.



ENSUITE BATHROOM

9' 3" x 5' 1" (2.82m x 1.55m) Once again providing a three-piece suite in white comprising of a 'P' shaped bath with shower screen and Mira shower over, vanity wash hand basin with cupboards beneath and low flush WC. There is partial tiling to the walls, further tiling to the floor, underfloor heating, a heated towel rail, an electric shaver point, ceiling downlighters and Velux Skylight window. The ensuite can also be accessed from the landing.



BEDROOM FOUR

12' 0" x 10' 2" (3.66m x 3.1m) Again, this double bedroom takes full advantage of the fine views from the rear facing window and is once again heated by a single panel radiator.



BEDROOM FIVE

11' 0" x 10' 5" (3.35m x 3.18m) Once again taking full advantage of the fine outlook, this final double bedroom is heated by a single panel radiator.

LANDING

The landing gives access to very deep eaves storage areas, there is a further built-in, shelved linen storage cupboard, the landing also providing a single panel radiator.



OUTSIDE

GARAGE

17' 0" x 12' 11" (5.18m x 3.94m) The garage is accessed via an electrically operated up and over door and benefits from light and power supplies. There are a range of fitted base and wall storage cupboards and the garage also contains the Worcester gas fired central heating boiler. A door to the rear provides secure internal access to the main entrance hall to the dwelling whilst a side door gives access to the gardens.



GARDENS

The gardens to the front, accessed off Carr Mount, are predominantly laid to lawn, also displaying beautifully tended and well stocked borders with shrubs. The block paved driveway provides off-street parking for at least two vehicles, the property can then be accessed on foot to both side elevations, giving access to the very generous rear garden. This is once again predominantly laid to lawn with traditional herbaceous borders and a number of sitting areas, whilst a wide, slate chippings pathway gives access towards the rear boundary, where beautiful mature shrubbery including rhododendrons, hydrangeas and numerous other species provides extensive screening from the main road below. There is also an aluminium framed greenhouse to be included within the sale and in the same area there is also a built-in garden barbecue.



SERVICES

All mains are laid to the property.

HEATING

A gas fired heating system is installed.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing.





TENURE

We understand the property to be Freehold.

DIRECTIONS

Postcode: HD8 8XN – for SatNav purposes.

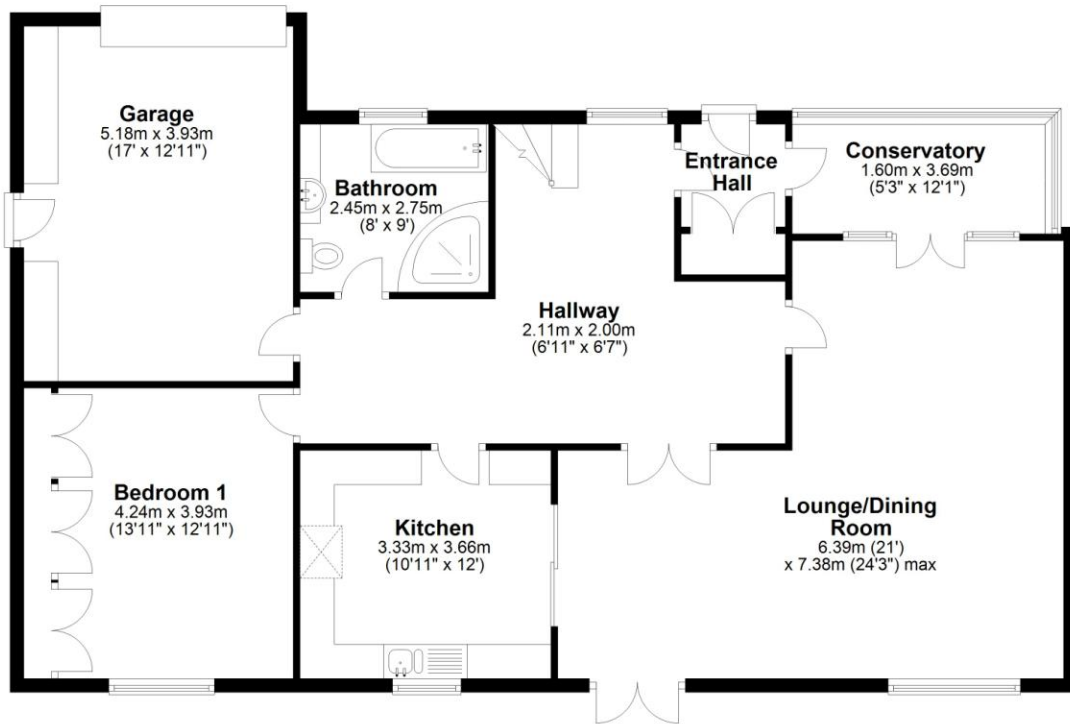
From our Denby Dale office proceed up the main Wakefield Road, upon entering Upper Cumberworth, turn left at the crossroads (at the side of the Star Inn public house) and proceed up Carr Hill Road for approximately 150 yards, the turning for Carr Mount being found on the right-hand side.

IB/JL

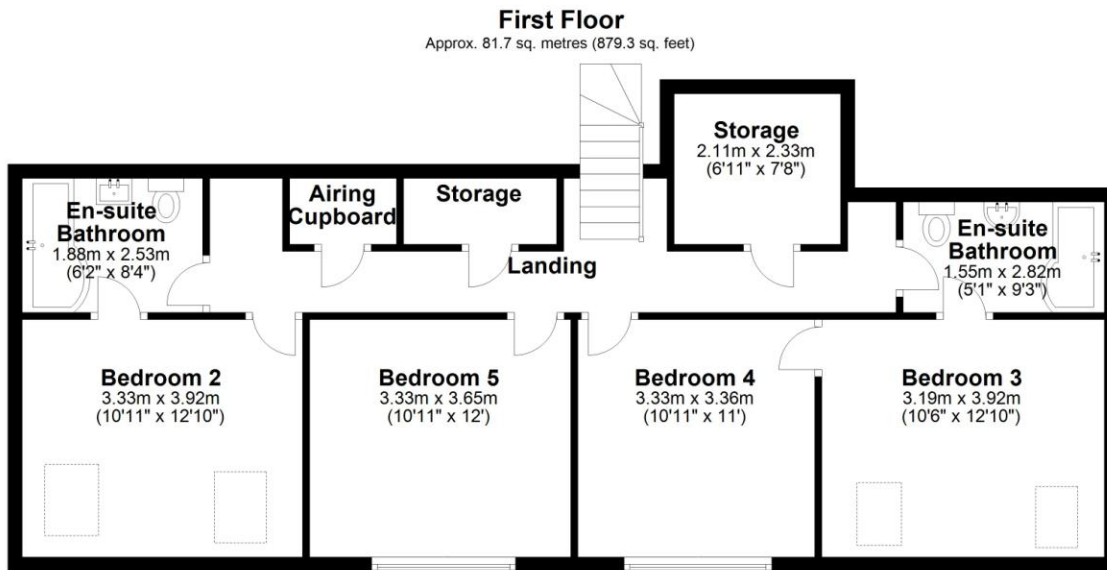
PROPERTY DETAILS PREPARED 12 APRIL - NOT YET VERIFIED BY VENDOR

Ground Floor

Approx. 127.9 sq. metres (1376.6 sq. feet)



Total area: approx. 209.6 sq. metres (2255.9 sq. feet)



For More information please contact our office on 01226 288 920, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at info@butcherez.co.uk

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