



Applegate
Properties



Far Dene, Highburton, Huddersfield, HD8 0QU

Offers in excess of £595,000

- Stunning extended detached
- Contemporary design throughout
- Deceptively spacious versatile interior
- Garage and gardens

A uniquely designed and extended detached property with garage and landscaped gardens combining period features with a high end contemporary and luxurious finish throughout within regarded village location.



PROPERTY DESCRIPTION

Occupying an elevated position with far reaching views close to the centre of popular Highburton village is this stunning and most unique detached property. Being significantly extended to a contemporary design, this intriguing and deceptively spacious property affords high quality, design-led accommodation throughout which may well suit both the growing family or professional couple alike. Being fully refurbished and sympathetically improved throughout to a particularly high standard this truly stunning property is ideally placed close to highly regarded schooling and excellent village amenities nearby.

Having gas central heating and stylish fittings throughout the accommodation comprises: Front Entrance Porch, inner Hall, Sitting room with feature contemporary fireplace, wood flooring and dual aspect with sash style picture windows and access to side garden, spacious Kitchen fitted with contemporary units including Corian worksurfaces and breakfast bar, integrated appliances and innovative lighting, access to useful cellar store and being open plan to a bright and spacious Living/Dining area with bi-fold doors to garden and turned timber and glass staircase to upper level, inner lobby/bootroom with stylish Shower room and opening to generous Utility/Study with fitted Belfast sink. An open tread timber staircase with glass balustrade leads from the Dining area to the upper level Entrance/Sitting area with rear access from the driveway and having bi-fold doors to the outside terrace seating area benefitting from elevated countryside views.

To the First Floor a generous landing with feature wrought iron balustrade gives access to two double bedrooms, the Principle bedroom having fitted wardrobes with dual aspect and views over adjoining countryside and access to contemporary En suite Shower room and further House Bathroom again furnished with a stylish three piece suite. A turned staircase leads from the landing to the second floor Attic room being of a good size with useful eaves storage and both Velux and gable windows.

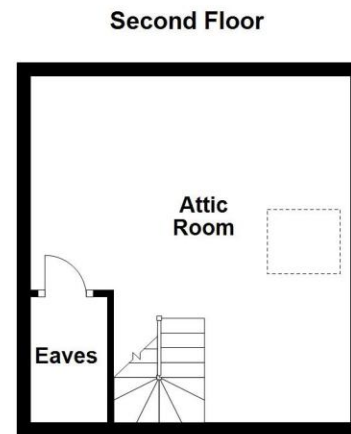
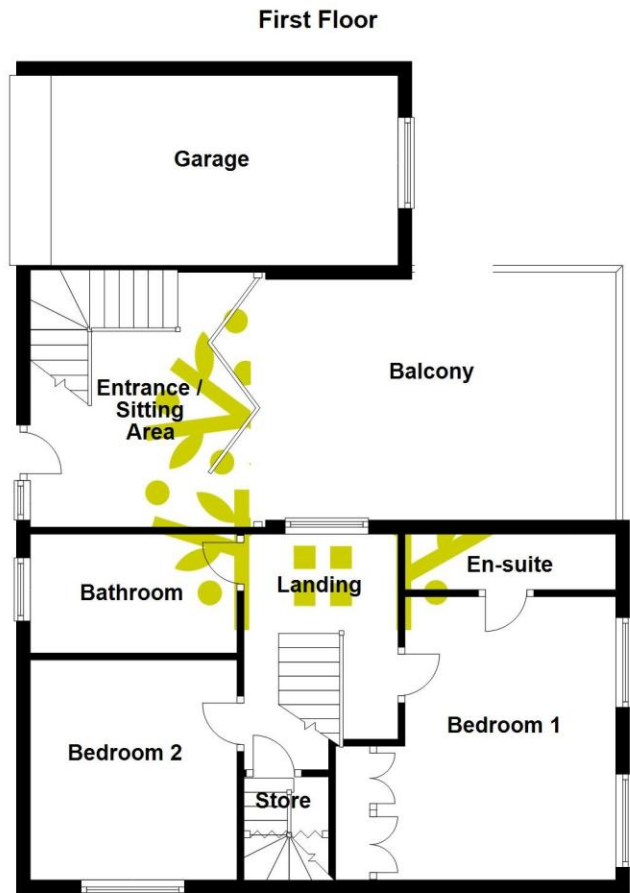
Externally, the property has a gated access to the front while a shared lane to the side leads to a good sized block paved driveway with EV charging point and access to an attached single garage with full power and housing gas combination boiler. To the side of the property are extensively landscaped and carefully planted tiered gardens accessed from upper and lower levels, designed for outside entertaining having paved and composite decked areas, water feature and log storage, all having attractive glass panelled perimeter affording a good degree of privacy.

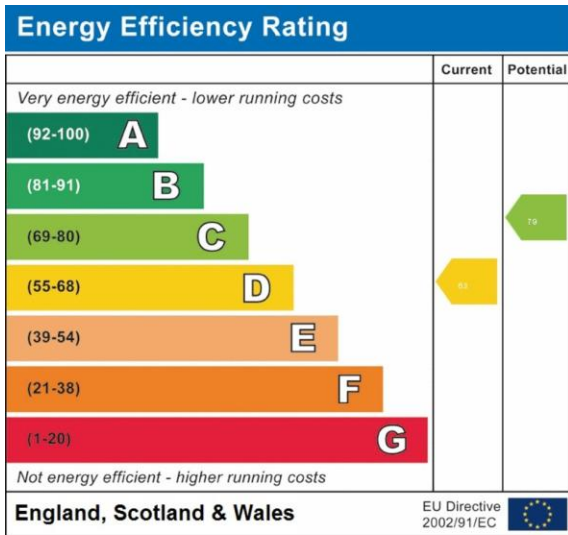
Tenure: Freehold, Council Tax Band: E, EPC: D.

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.









Address:

Far Dene, Highburton.

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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Measurements

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Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday – CLOSED

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