

# FOR SALE

2 The Croft, Upper Cumberworth, Huddersfield, HD8



**HOUSE STYLE**  
Natural Stone-Constructed Detached

**RECEPTION ROOMS**  
5

**BEDROOMS**  
5

**EPC RATING**  
65

IDEAL FAMILY HOME

**IMPRESSIVELY PROPORTIONED five bedrooed detached FAMILY HOME - one of only four dwellings occupying a LITTLE-KNOWN CUL-DE-SAC SETTING - also enjoying DELIGHTFUL GREENBELT VIEWS from the first floor to the rear.**

This characterful natural stone-constructed detached family home enjoys a delightful setting on this little-known cul-de-sac, its position resulting in fine views from the rear at first floor level, whilst fastidiously maintained wrap-around gardens complement the generous accommodation, which affords high levels of flexibility. Benefitting from gas fired central heating and hardwood-framed sealed-unit double-glazing, its setting places major West and South Yorkshire centres in easy commuting distance, whilst it of course offers virtually direct access to the beautiful surrounding countryside. Comprising of: a reception hall, a cloakroom/WC, lounge, dining room, garden sitting room, breakfast kitchen with integrated appliances, study, home office accessed via the garage, a superb principal bedroom suite with a shower room and fitted wardrobes, four further bedrooms with Jack and Jill en-suite to bedrooms two/three, a house bathroom and a double-width driveway leading to a double integral garage.

**£565,000**

Zoopa.co.uk  rightmove.co.uk  PrimeLocation

**Butcher Residential (Denby Dale) 361 Wakefield Road, Denby Dale, HD8 8RP**

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## Property Details

### GROUND-FLOOR

#### ENTRANCE HALLWAY

13' 0" x 6' 5" (3.96m x 1.96m) This well-proportioned entrance hall exhibits Amtico floor covering throughout, there is a radiator with a decorative cover and access is provided to the following accommodation.

#### CLOAKROOM/WC

4' 3" x 2' 10" (1.3m x 0.86m) Providing a two-piece suite in white, comprising of: a wall-mounted wash-hand basin and a low-flush WC, as well as there being ceramic tiling to the floor with further tiling to the splash-back surrounds. In addition, there is a radiator and an extractor fan.

#### LOUNGE

16' 7" x 12' 8" (5.05m x 3.86m) This impressively proportioned principal reception room is positioned to the front elevation, where a wide picture window provides excellent levels of natural light. The focal point of the room is a sandstone fireplace with inset log burner-style gas stove. There are two wall light points, coving to the ceiling, a double-panel radiator, a TV aerial point and also wiring for the installation of Sky satellite television.

Double internal doors then provide access through to the dining room.





#### DINING ROOM

12' 8" x 9' 7" (3.86m x 2.92m) Once again enjoying high levels of natural light, provided by rear facing double-glazed French doors, this room exhibits beech-effect laminate flooring, as well as coving to the ceiling and a double-panel radiator. Internal double doors then provide access through to the garden room.



#### GARDEN ROOM

10' 8" x 6' 8" (3.25m x 2.03m) This more recent addition to the original property displays beech-effect laminate flooring and also provides a wall light point.



#### BREAKFAST KITCHEN

16' 2" x 13' 5" (4.93m x 4.09m) A generously proportioned kitchen, designed very much with modern family life in mind, providing a range of maple-effect fronted units, comprising of: an inset 1½ bowl stainless-steel sink unit with cupboards beneath, there are further base and wall-mounted units, to include a glass-fronted cabinet with internal lighting and there is also a generous expanse of worktop surfaces, which have ceramic tiling to the surrounds and concealed lighting to the underside of the wall units. Furthermore, a central work station island with a quartz work surface provides further storage facilities and also contains the integrated Larder fridge and freezer, as well as further integrated appliances, comprising of: a Siemens



double-oven, four-ring gas hob, extractor unit and dishwasher. To the dining area of the room is a glazed rear facing entrance door with a glazed side panel and there is also a radiator, a useful understairs store and there are a number of ceiling downlighters throughout the room.

#### UTILITY ROOM

9' 4" x 5' 5" (2.84m x 1.65m) Having an expanse of worktop surface with an inset stainless-steel sink units, there is a maple-effect cupboard beneath with a further wall storage cupboard, ceramic tiling to the surrounds with further tiling to the floor, a radiator, plumbing facilities for an automatic washing machine and also space for a condensing dryer. There is secure internal access through to the garage which, in turn, provides access to the home office.

#### HOME OFFICE

7' 8" x 5' 5" (2.34m x 1.65m) Having a rear facing window, beech-effect laminate flooring and a single-panel radiator.



#### STUDY

9' 4" x 9' 9" (2.84m x 2.97m) Accessed from the main entrance hall, the study has a front facing window and a single-panel radiator.

## FIRST FLOOR

### PRINCIPAL BEDROOM SUITE

#### BEDROOM

17' 7" x 22' 1 (maximum in each direction)" (5.36m x 6.73m) A wonderful principal bedroom suite, providing generous proportions and also high-levels of natural light as a result of the triple feature window to the front elevation, whilst further windows to the rear afford a delightful outlook over surrounding countryside. In addition, there are ceiling downlighters, both single and double-banked heating radiators and also three particularly deep double-fronted wardrobes.



#### EN-SUITE SHOWER ROOM

7' 6" x 5' 5" (2.29m x 1.65m) Re-appointed in recent times to an excellent standard, providing a three-piece suite in white, comprising of: a generous shower cubicle with a thermostatic shower, a vanity wash-hand basin and a low-flush WC. There is full-height tiling to the walls, with further porcelain floor tiling, underfloor heating, a heated chrome towel rail and also a fitted mirror with integrated lighting.



### BEDROOM TWO

12' 11" x 12' 7" (3.94m x 3.84m) This front facing second bedroom once again has a feature triple window to the front elevation, there is a generous walk-in wardrobe and also a single-panel radiator.



### JACK AND JILL EN-SUITE

9' 4" x 4' 1" (2.84m x 1.24m) Having full-height tiling to the walls, with further tiling to the floor and providing a three-piece suite in white, comprising of: a shower cubicle with a thermostatic shower, a pedestal wash-hand basin and a low-flush WC. There is also a radiator and extractor fan.



### BEDROOM THREE

10' 4" x 10' 3 (maximum in each direction)" (3.15m x 3.12m) This third bedroom also enjoys access to the Jack and Jill en-suite, whilst a rear facing window provides delightful views. There is a built-in double-wardrobe and a single-panel radiator.



#### BEDROOM FOUR

9' 7" x 9' 9" (2.92m x 2.97m) A front facing double bedroom with a single-panel radiator and a built-in double-wardrobe.



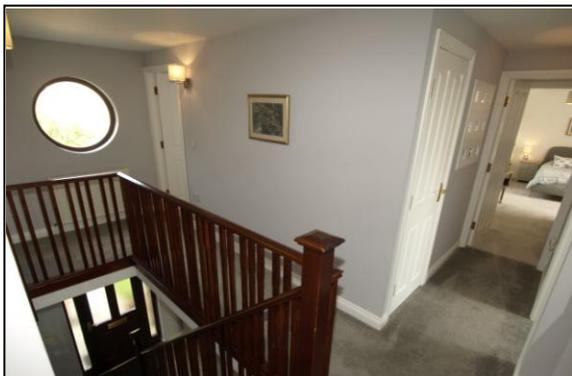
#### BEDROOM FIVE

9' 5" x 7' 9" (2.87m x 2.36m) Having grey oak-effect laminate flooring, this rear facing bedroom is currently utilised as a home gym and is heated by way of a single-panel radiator.



#### HOUSE BATHROOM

7' 4" x 6' 5" (2.24m x 1.96m) Having half-height tiling to the walls, with full-height tiling to the bath surround and providing a three-piece suite in white, comprising of: a corner spa-style bath with a mixer tap/shower attachment, a pedestal wash-hand basin and a low-flush WC. Furthermore, there is a radiator, an extractor fan and an electric light/shaving unit.



#### LANDING

A feature circular window to the front elevation results in very good levels of natural light, the landing also providing access via a drop-down ladder to a part-boarded loft storage area. Access from the landing is a useful built-in linen storage cupboard, whilst there is also a radiator and three wall light points.

## OUTSIDE

To the front a double-width block-paved driveway provides parking facilities for two vehicles and, in turn, gives access via electrically operated up-and-over doors to a **DOUBLE INTEGRAL GARAGE** Having internal measurements of 17'10" x 16'9" and further benefitting from light and power supplies.

The gardens to the property are predominantly laid to the rear and right-hand elevations, with beautifully presented lawns being complemented by delightful, well-stocked and tended borders. In addition, there are paved sitting areas and to the right-hand elevation and adjacent to the garden room, is a further sheltered sitting area, having a gravelled finish with established borders, to include Ferns and Succulents.





#### SERVICES

All mains are laid to the property.

#### HEATING

A gas fired heating system is installed.

#### DOUBLE-GLAZING

The property benefits from sealed-unit double-glazing set in hardwood surrounds.



#### TENURE

We understand the property to be freehold.

#### DIRECTIONS

From our Denby Dale office, proceed up Wakefield Road and, upon entering Upper Cumberworth, turn left at the Star Inn onto Carr Hill Road. Proceed up the road for approximately 80 yards and turn left onto The Croft, with the property being found as the second dwelling on the left-hand side.



#### IB/RP

BROCHURE NOT YET VERIFIED BY VENDORS.

**For More Information please contact our office on 01484 943020, view our website [www.butcherez.co.uk](http://www.butcherez.co.uk), see us on [www.twitter.com/butcherez](https://www.twitter.com/butcherez) or email us at [denbydale@butcherez.co.uk](mailto:denbydale@butcherez.co.uk)**

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