



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Stafford Hill Lane
Huddersfield



Stafford Hill Lane

Huddersfield

Rent £1,700 pcm / Bond £1,960

A STUNNING PERIOD COTTAGE TUCKED AWAY FROM THE ROAD DOWN A PRIVATE LANE ON A VERY LARGE PLOT WITH STUNNING FAR REACHING VIEWS TOWARDS EMLEY MOOR. THE LOCATION IS ENHANCED BY THE CHARMING COUNTRY WALKS ON THE DOORSTEP, THE VILLAGE AMENITIES INCLUDING QUAIN TOWN GASTRO PUBS AND THE PROXIMITY TO THE M62 MOTORWAY, MIRFIELD TRAIN STATION NEARBY AND HIGHLY REGARDED LOCAL SCHOOLING.

DESCRIPTION

Our photographs and floor plan best articulate what is on offer but the property briefly comprises ;

A generous entrance hallway with an abundance of cloak and boot space leads to the elegant sitting room with cast iron electric stove in an inglenook style fireplace and dramatic exposed beams. The stylish dining kitchen has an oak worksurface with butlers sink and a whole range of exclusive Bosch integrated appliances including, fridge, freezer, washing machine, dishwasher, double oven, gas hob and microwave, all of them Bosch. The extensive stone tiled flooring offers space for a large family dining table and is in addition to a further reception/living room with exposed timber beams as well as a modern W.C.



To the first floor there are four double bedrooms, two of which have significant exposed beams and stunning, elevated panoramic rural views. The opulent house bathroom has both a bath and separate cubicle with mains shower and also benefits from exposed beams.

AGENT NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

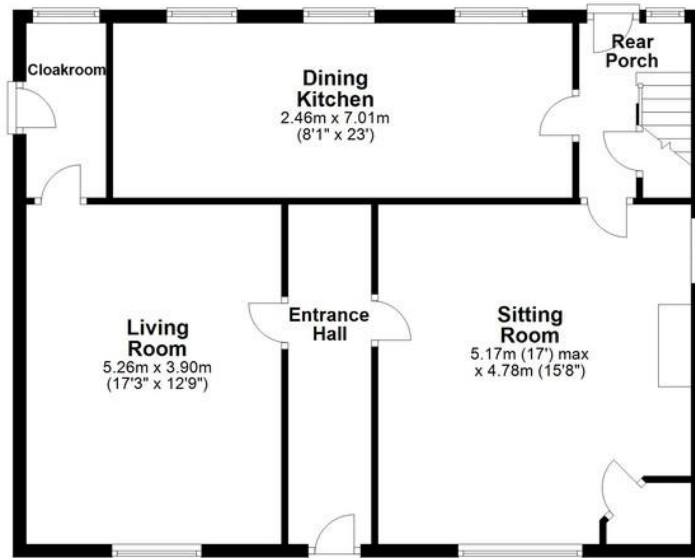
- (1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.





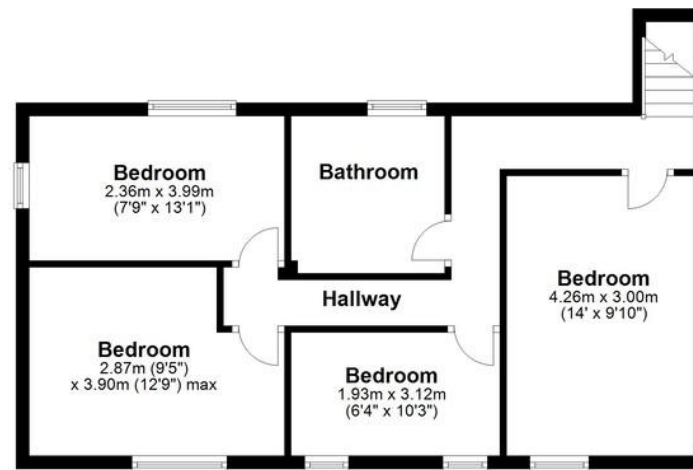
Ground Floor

Approx. 79.4 sq. metres (854.8 sq. feet)



First Floor

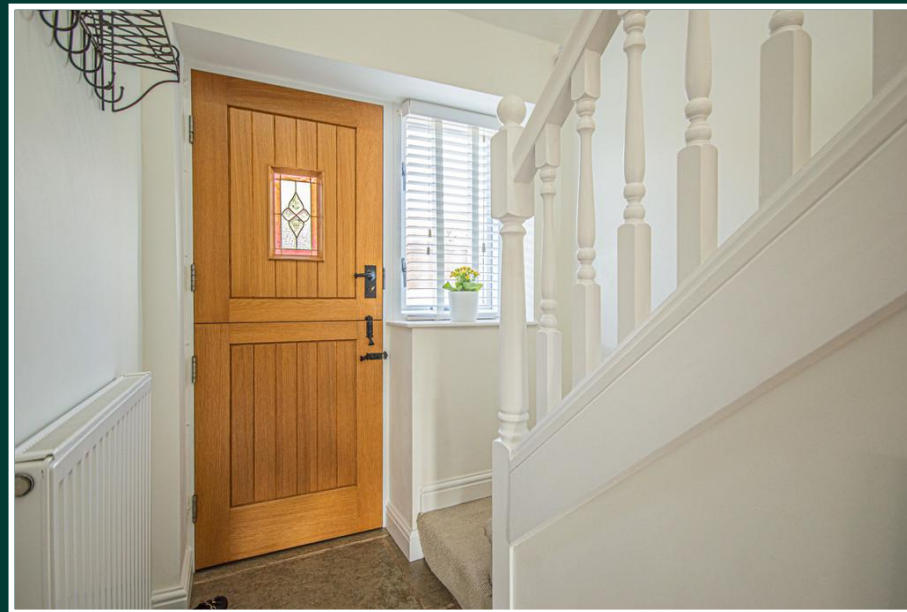
Approx. 55.0 sq. metres (591.8 sq. feet)



Total area: approx. 134.4 sq. metres (1446.7 sq. feet)



599 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 428 336** Email: info@cornerstoneea.co.uk www.yorkshiresfinest.org



599 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 428 336** Email: info@cornerstoneea.co.uk www.yorkshiresfinest.org





599 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 428 336 Email: info@cornerstoneea.co.uk www.yorkshiresfinest.org



599 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 428 336** Email: info@cornerstoneea.co.uk www.yorkshiresfinest.org

