



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

Stafford Hill Lane
Huddersfield



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£525,000

YORKSHIRE'S FINEST IS DELIGHTED TO PRESENT THIS IMPRESSIVE AND IMPECCABLY MAINTAINED FOUR-BEDROOM DETACHED FAMILY HOME, SITUATED IN A SUPERB AND HIGHLY SOUGHT-AFTER LOCATION. THIS PROPERTY BOASTS EXPANSIVE GARDENS, PROVIDING AMPLE OUTDOOR SPACE FOR RECREATION AND RELAXATION, ALONG WITH CONVENIENT OFF-ROAD PARKING. THE RESIDENCE OFFERS A PERFECT BLEND OF COMFORT, ELEGANCE, AND PRACTICALITY, MAKING IT AN IDEAL CHOICE FOR FAMILIES SEEKING A HARMONIOUS LIVING ENVIRONMENT IN A PRESTIGIOUS NEIGHBOURHOOD.

The property offers a warm and welcoming atmosphere, beginning with a front porch that leads into an inner hallway. From here, doors provide access to the spacious integral garage, a convenient WC, and an additional hallway. The ground floor boasts a generous living room with featuring patio doors that open to the beautifully landscaped gardens, perfect for entertaining or relaxing. Adjacent to the living room is a separate, expansive dining room ideal for family gatherings and formal dinners. The large breakfast kitchen is equipped with ample counter space and modern appliances.

Moving to the first floor, the property includes three double bedrooms, each designed for comfort and style. The main bedroom is a luxurious retreat with its own en-suite bathroom and a dedicated dressing room, providing a private and serene space. A well-appointed family bathroom serves the



other two bedrooms. A staircase ascends to the top floor, revealing a further spacious double bedroom, offering flexibility for use as a guest suite, home office, or additional living space.

Externally, the property is equally impressive. The expansive gardens are a highlight, featuring a large, manicured lawn and numerous hidden corners for children to explore and enjoy. These outdoor spaces provide a perfect blend of beauty and functionality, ideal for family activities, gardening enthusiasts, and outdoor entertainment.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band E

EPC: D

What3Words: shadow.mice.fans

Parking: Garage; On Drive

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Ultrafast Available

Mobile Coverage: 4G/5G Available - check with your provider

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE

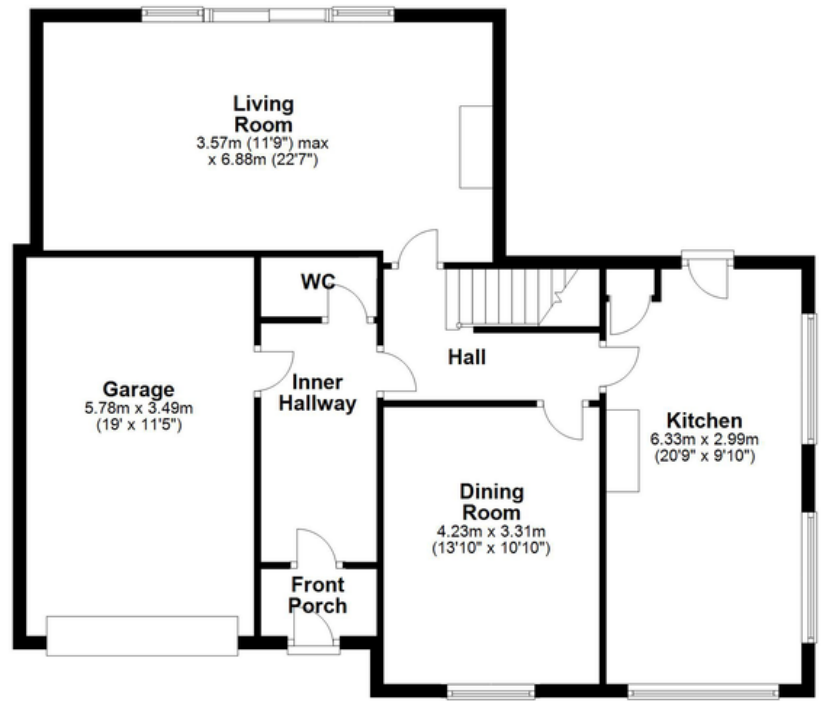
MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





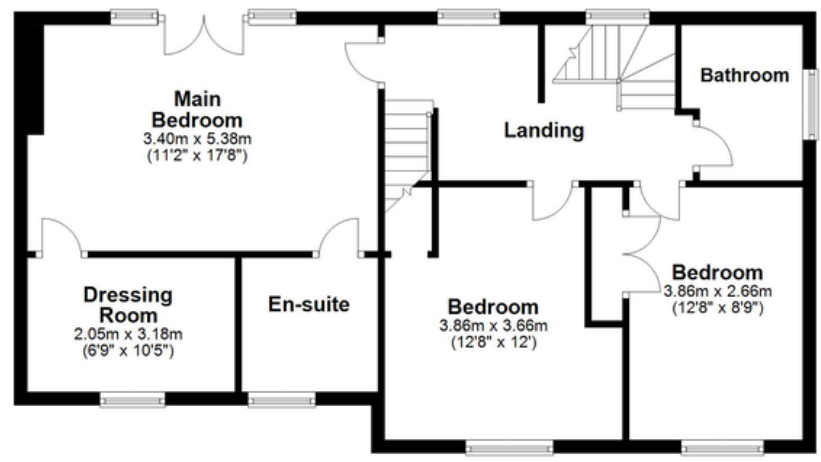
Ground Floor

Approx. 97.1 sq. metres (1044.7 sq. feet)



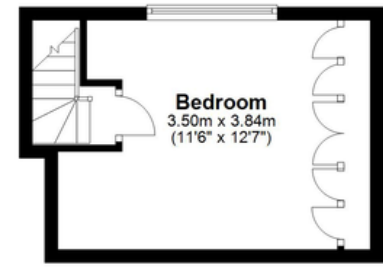
First Floor

Approx. 70.9 sq. metres (763.2 sq. feet)



Second Floor

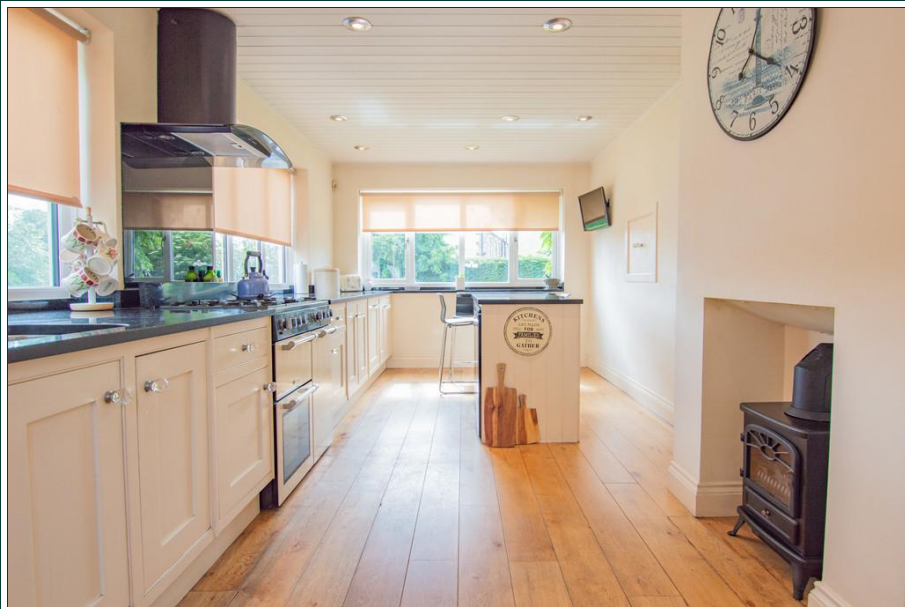
Approx. 17.5 sq. metres (187.9 sq. feet)



Total area: approx. 185.4 sq. metres (1995.8 sq. feet)



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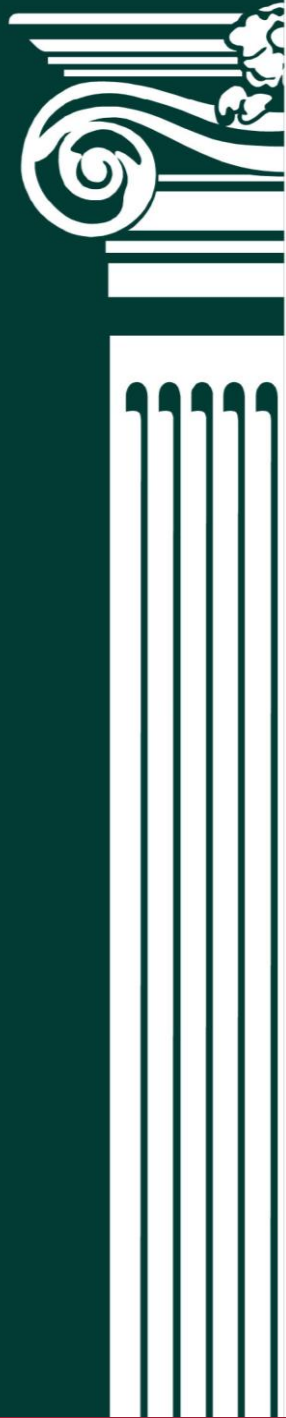


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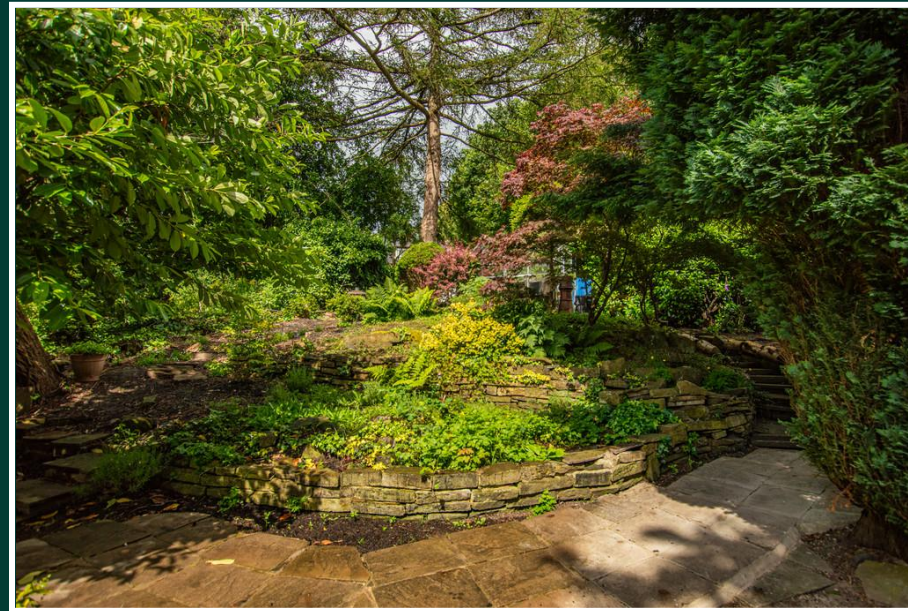




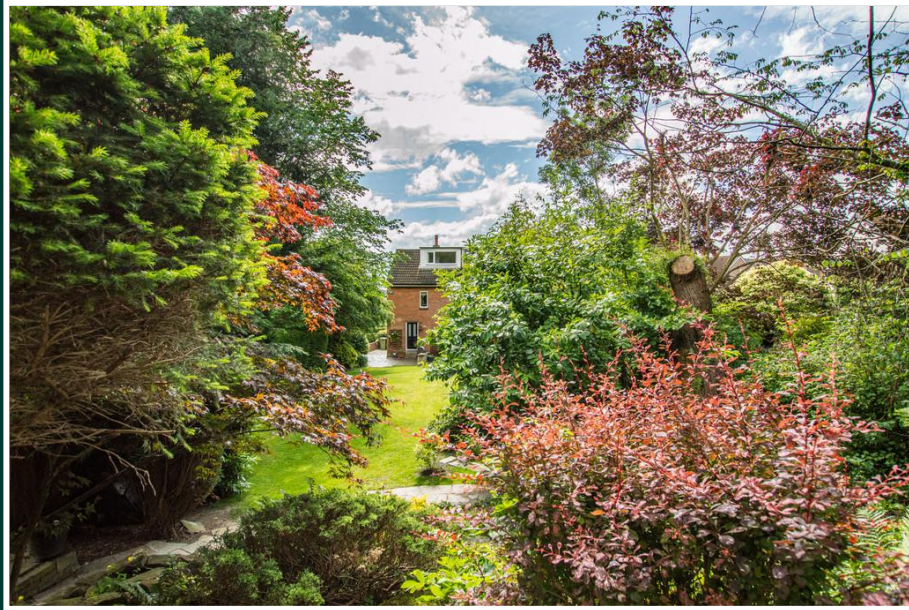
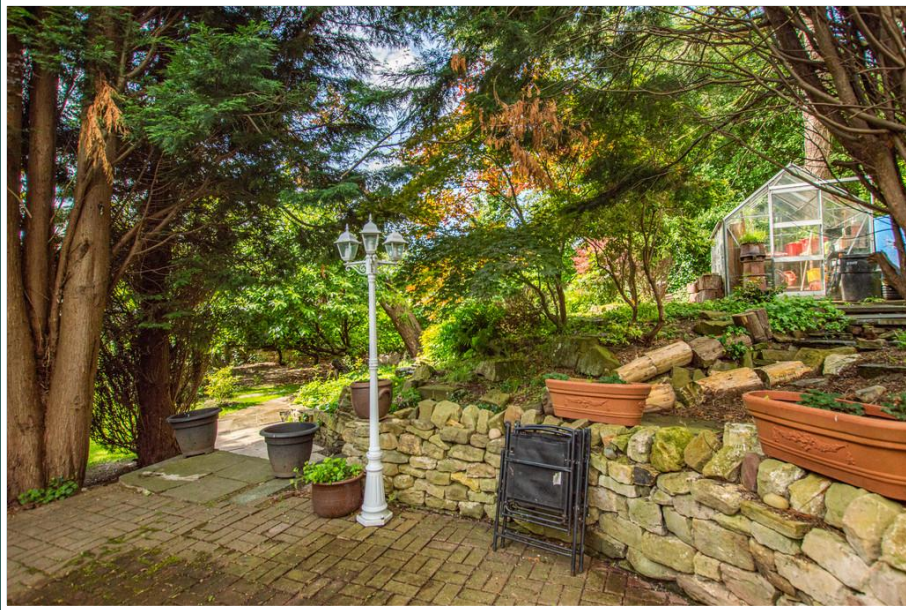
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