



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

Cornet Close
Huddersfield



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Offers In Region Of £575,000

YORKSHIRE'S FINEST IS DELIGHTED TO PRESENT THIS IMMACULATE EXECUTIVE-STYLE, GEORGE WIMPENNY-BUILT, DECEPTIVELY SPACIOUS DETACHED HOUSE, OFFERING EXPANSIVE ACCOMMODATION SPREAD OVER THREE FLOORS.

Upon entering the property, you are greeted by a welcoming entrance hall that includes a WC. The ground floor features a double bedroom with an ensuite, a utility room that has been cleverly converted into a large walk-in closet, and an understairs cupboard. There is also a door leading to the garage, which includes a further store room at the rear.

The first floor is particularly impressive, boasting an extended open-plan kitchen/breakfast family room. This space is enhanced by 12-foot bi-folding doors that open out to the garden, creating a seamless indoor-outdoor living experience. The kitchen is equipped with high-end finishes, including quartz worktops, two sets of Neff eye-level double ovens with a combi microwave, a full-height integrated fridge and freezer, and abundant cupboard space. The open-plan area flows into a



separate dining room, which then leads into a large living room. Additionally, this floor includes a bedroom and a modern shower room.

Ascending to the second floor, you will find three generously sized double bedrooms, all featuring fitted wardrobes. The main bedroom benefits from an ensuite shower room, while the other two bedrooms share a stylish family bathroom.

Externally, the property is equally impressive. The front garden is complemented by a driveway, while the rear garden is meticulously maintained, featuring both a decked area and a lawned area. This outdoor space is perfect for entertaining or simply enjoying a peaceful afternoon.

This property is in excellent, move-in-ready condition and represents an ideal family home that combines luxurious living with practical design in a highly desirable location. Don't miss the opportunity to make this stunning house your new home.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band F

EPC: TBC

What3Words: prompting.splash.royal

Parking: Garage, Driveway

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Ultrafast Available

Mobile Coverage: 4G 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

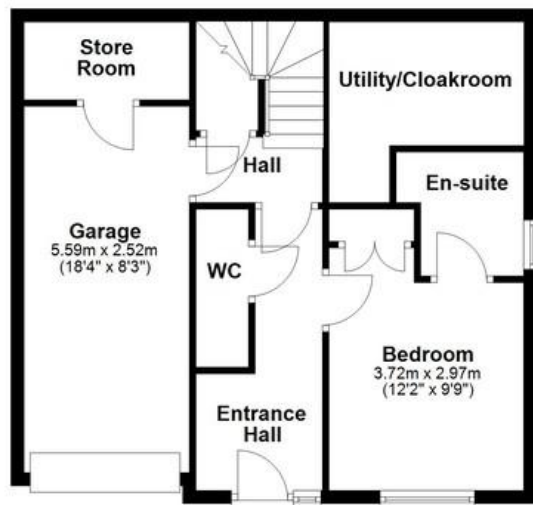
appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.

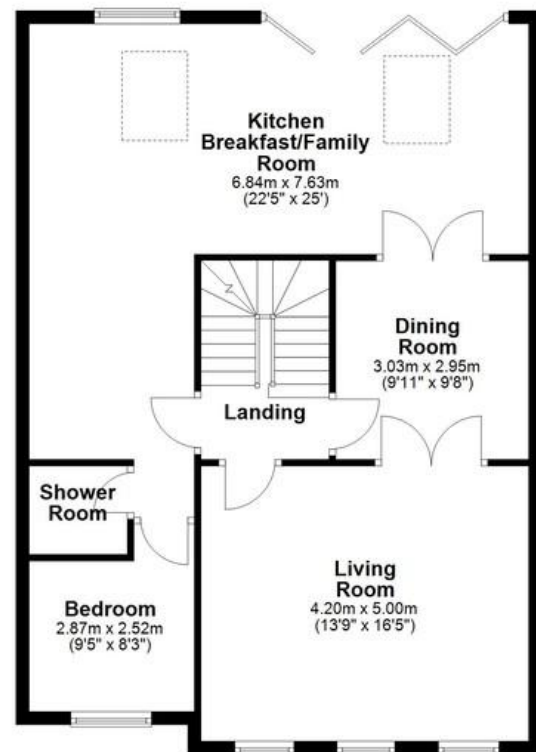




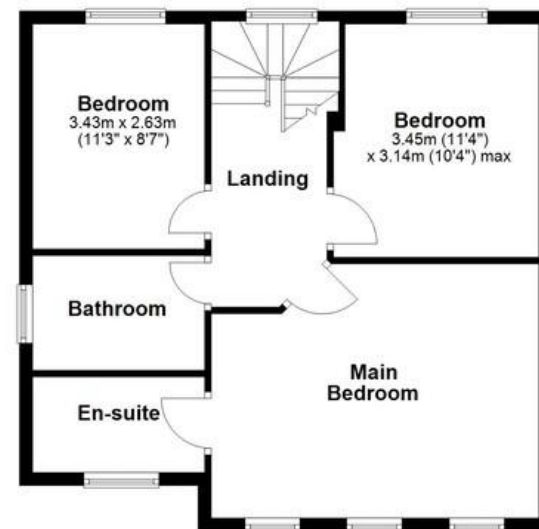
Ground Floor
Approx. 53.8 sq. metres (579.2 sq. feet)



First Floor
Approx. 82.3 sq. metres (886.0 sq. feet)



Second Floor
Approx. 56.4 sq. metres (606.8 sq. feet)



Total area: approx. 192.5 sq. metres (2072.0 sq. feet)

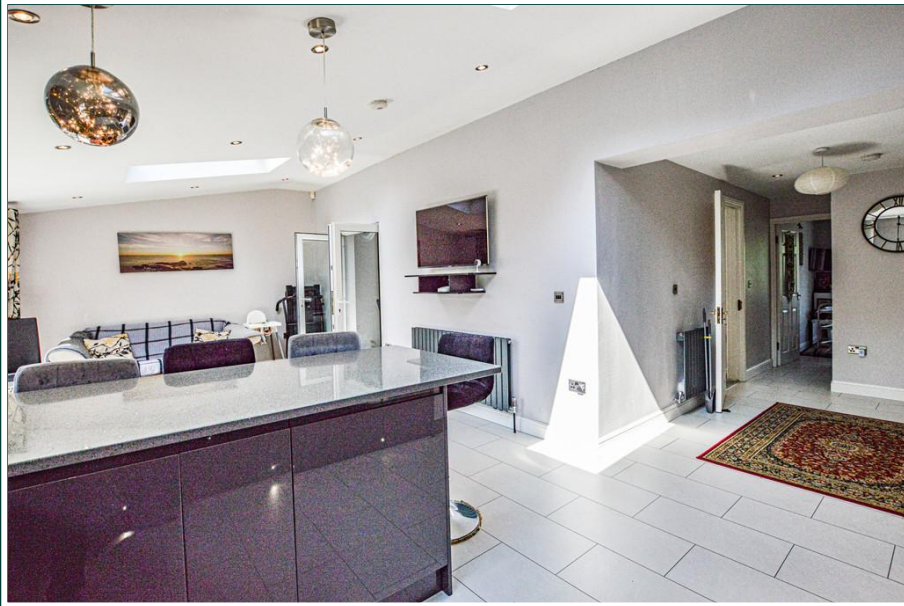


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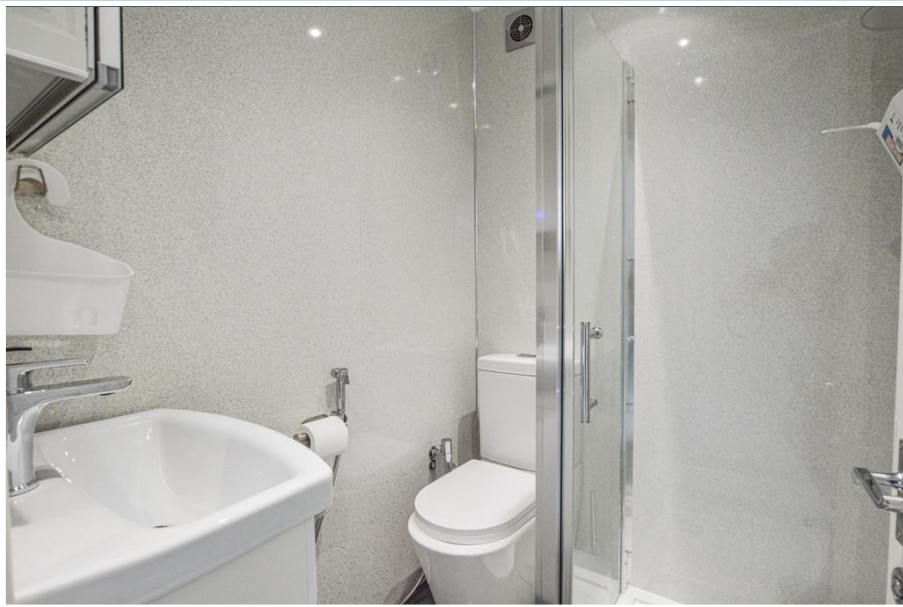


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