



cornerstone
ESTATE AGENTS

Almondbury Bank
Huddersfield



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Offers In Region Of £325,000

A TRULY UNIQUE BARN CONVERSION BURSTING WITH CHARACTER AND CHARM, THIS BEAUTIFUL PROPERTY COMPRISES A SPACIOUS KITCHEN/DINER, TWO RECEPTION ROOMS, A SUNROOM, TWO DOUBLE BEDROOMS, A BATHROOM, AND A SHOWER ROOM. COMPLETING THIS PROPERTY IS A LOVELY GARDEN, GARAGE, AND A CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES AND COMMUTER LINKS.

Kitchen/Diner

A beautiful wide stable-style door opens into the kitchen/diner, a well-proportioned room featuring fabulous high beam ceilings and exposed stone walls. The space is complete with tile flooring, adding to the rustic charm. The kitchen boasts farmhouse-style units with an integrated oven and gas hob, along with plumbing for a dishwasher and space for a fridge. This area is the perfect setting for entertaining friends and family.

Lounge

The lounge boasts beam ceilings and a wonderful fireplace housing a multi-fuel stove, creating a warm and inviting atmosphere. This cozy room is perfect for sitting and snuggling on those chilly winter evenings.



The Pantry/ Study

Formerly used as a study area, is a highly practical space now serving as a pantry and storage for a tall fridge freezer. A double-glazed window allows natural light.

Reception Room

The second reception room is a flexible space, ideal as a games room, formal dining area, or even a third bedroom. Double-glazed doors lead out to the garden, while windows frame beautiful views of the outdoor space.

Sunroom

A wonderful addition to the property, this light and airy space is perfect for sitting and relaxing. It also benefits from a utility area with plenty of storage. Doors lead out to the rear garden, offering easy access to outdoor space.

Master Suite

A spiral staircase leads up to a generous-sized double bedroom, featuring wooden flooring and beamed ceilings. The space is filled with natural light, thanks to a large, double-glazed window, a skylight, and an eye-catching stained glass window. The room also benefits from fitted furniture, and steps lead down to a versatile dressing area or study.

Shower Room

The good-sized shower room features a double walk-in shower, wash basin, and low-level WC. The space is designed with care, accommodating the sloping ceilings while still offering functionality and comfort.

Bedroom Two

Another delightful double bedroom, this self-contained suite is full of character and bathed in natural light, thanks to its dual-aspect windows. A door provides access to the en-suite bathroom, adding to the room's charm and convenience.

Ensuite

The en-suite features a three-piece bathroom suite, comprising a panel bath with a shower over, a wash basin, and a low-level WC.

Garden

The rear garden is mainly laid to lawn, featuring a delightful orchard. There's also a patio, perfect for hosting parties and enjoying the outdoors. Access is provided to a detached single garage, offering off-road parking.

ADDITIONAL INFORMATION

Council Tax: A

EPC: TBC

Tenure: Freehold

Parking: Off Road Parking

UTILITIES

Gas: Mains

Electric: Mains

Water: Mains

Heating: TBC

Broadband: Full Fibre Broadband

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

AGENT NOTES

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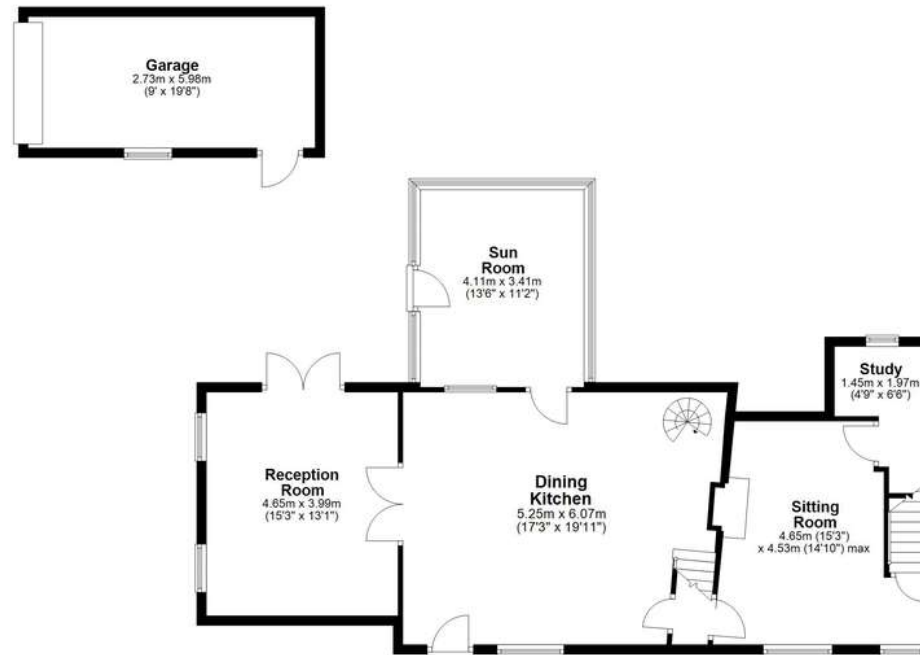




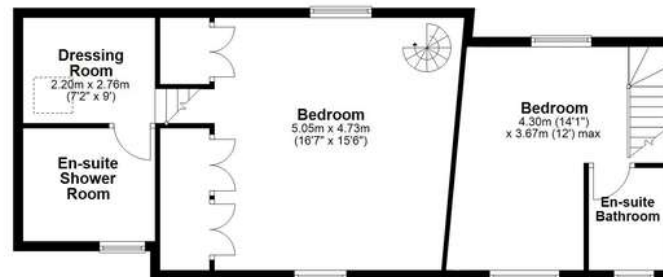




Ground Floor
Approx. 107.8 sq. metres (1160.8 sq. feet)



First Floor
Approx. 65.5 sq. metres (704.9 sq. feet)



Total area: approx. 173.3 sq. metres (1865.7 sq. feet)







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