



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

Dearne Dike Lane  
Cumberworth, Huddersfield



## Dearne Dike Lane Cumberworth, Huddersfield

Offers In region Of £895,000

A TRULY FABULOUS FOUR-BEDROOM DETACHED HOME ON A GENEROUS PLOT WITH PICTURESQUE VIEWS AND A LARGE GARDEN

THIS MAGNIFICENT PROPERTY IS SET ON A SIZEABLE PLOT AND OFFERS EXCEPTIONAL LIVING SPACE THROUGHOUT, INCLUDING A VAST OPEN-PLAN KITCHEN, DINING, AND LIVING AREA—IDEAL FOR FAMILY LIVING AND ENTERTAINING. COMPLEMENTED BY A SEPARATE SITTING ROOM, AN IMPRESSIVE ENTRANCE HALLWAY, A DOWNSTAIRS CLOAKROOM, AND A WELL-APPOINTED UTILITY ROOM, THE HOME SEAMLESSLY BLENDS STYLE, COMFORT, AND PRACTICALITY.

## Ground Floor

Step into the welcoming entrance porch, offering convenient storage for coats and shoes. A sweeping door leads into a spacious inner hallway, boasting beautiful oak wooden flooring, a striking staircase, and a fabulous skylight that floods the space with natural light-setting the tone for the rest of the home.

## Sitting Room

A delightful space for relaxing or hosting guests, featuring bi-fold doors that open directly onto the patio and garden, perfectly blending indoor and outdoor living. A stunning fireplace provides a cozy focal point, creating an inviting ambiance.



## Kitchen / Dining / Family Area

The heart of the home-this expansive open-plan area is fitted with a range of quality wall and base units, double oven, electric hob, state-of-the-art extractor fan, wine fridge, and integrated dishwasher. There's space for a large American style fridge-freezer. The central island is perfect for pre-dinner nibbles and drinks. A generous dining area and relaxed snug seating area make it ideal for entertaining. Also boasting bi-fold doors opening onto a large patio area, perfect for summer gatherings. Also benefits from dual floor-to-ceiling picture windows to the side and double-glazed windows to the front providing outstanding views and abundant natural light.

## Utility Room & Cloakroom

The ground floor is completed by a spacious utility room and a guest cloakroom, both stylishly finished and offering further storage.

## First Floor

The staircase ascends to a bright and airy landing, beautifully finished with glass balustrades, wooden flooring, and a feature skylight that fills the space with natural light. The first floor also offers a sizeable master bedroom with modern décor, fitted wardrobes, and windows that frame stunning views, and a contemporary en-suite shower room. A second double bedroom, currently used as a guest suite, also enjoys generous proportions and a stylish en-suite shower room. Two additional double bedrooms are equally well-sized, offering flexibility for family living, guests, or home working. Completing the floor is a beautifully appointed four-piece family bathroom,

featuring a separate shower, elegant bathtub, wash basin with vanity unit, and WC-combining practicality with luxurious comfort.

### External Features

Electric gates open to a private driveway with ample off-road parking and a detached double garage. The extensive rear garden features a large lawn and generous patio space-ideal for outdoor dining and entertaining. This is a truly remarkable home offering luxury and space in a beautiful setting

### ADDITIONAL INFORMATION

Council Tax:E  
ECP: B  
Tenure: Freehold  
Parking: Off Road Parking

### UTILITIES

Electric:Mains  
Gas:Mains  
Water:Mains  
Heating: Heat Pump Source  
Broadband:Full Fibre Broadband  
Mobile Coverage: TBC

### 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.

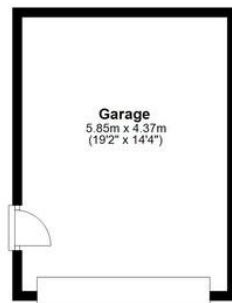
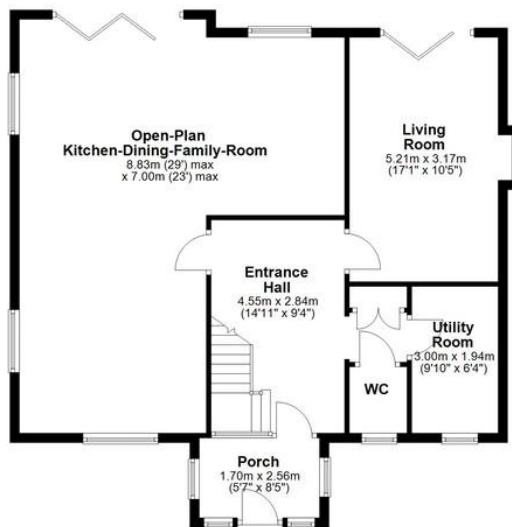
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.

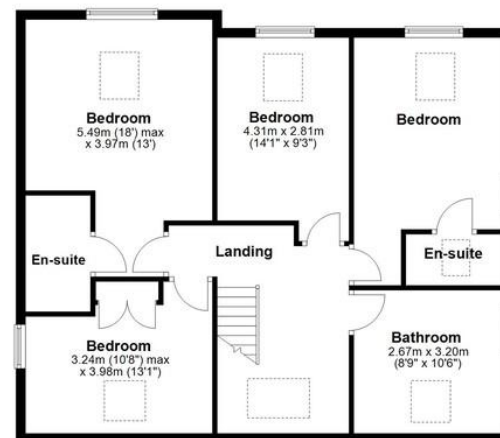




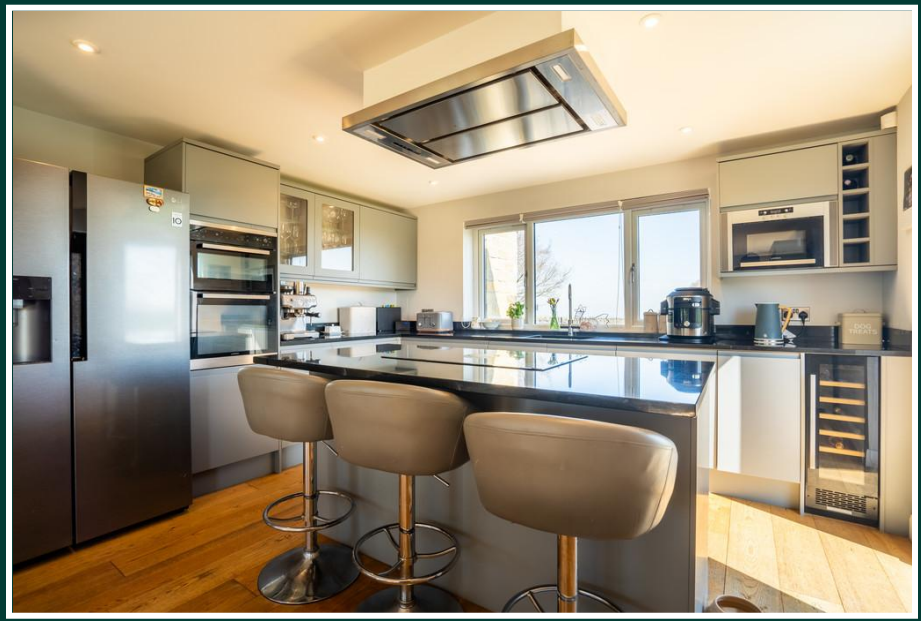
**Ground Floor**  
Approx. 117.8 sq. metres (1268.1 sq. feet)



**First Floor**  
Approx. 85.2 sq. metres (917.0 sq. feet)



Total area: approx. 203.0 sq. metres (2185.0 sq. feet)

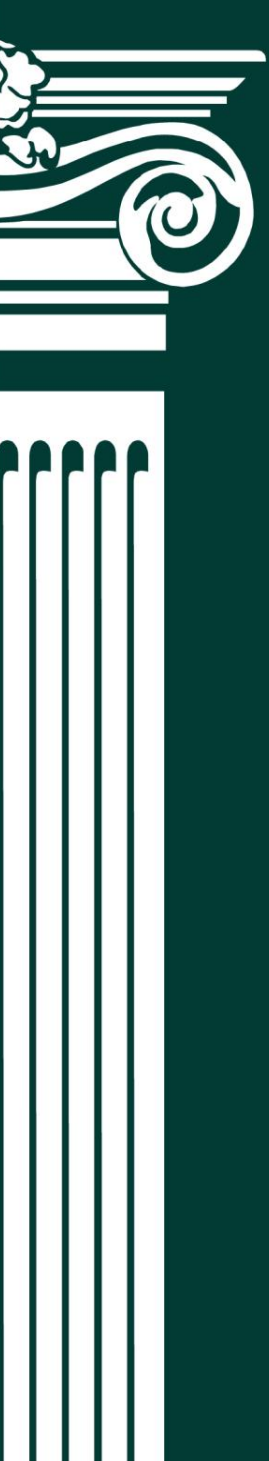


601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



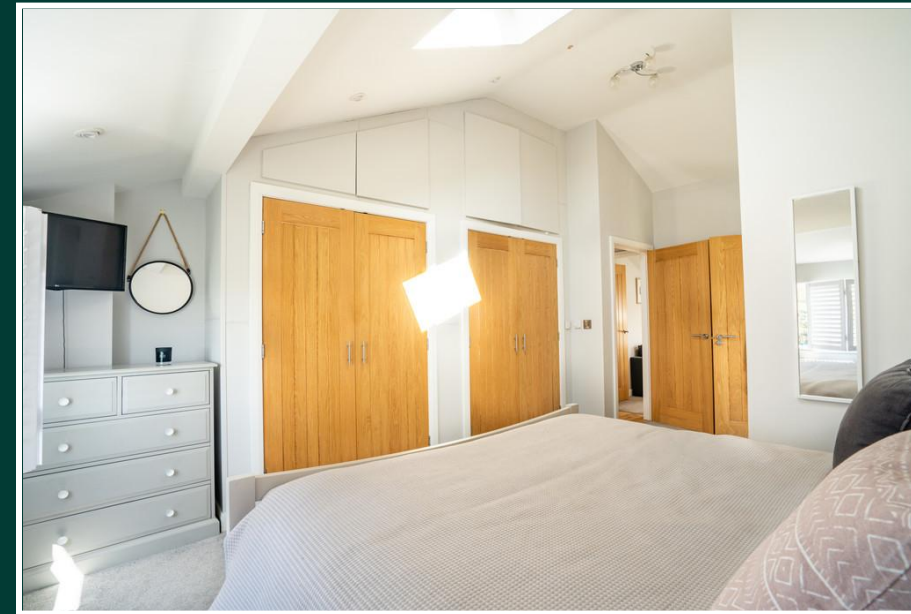
601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: **01484 432773** Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



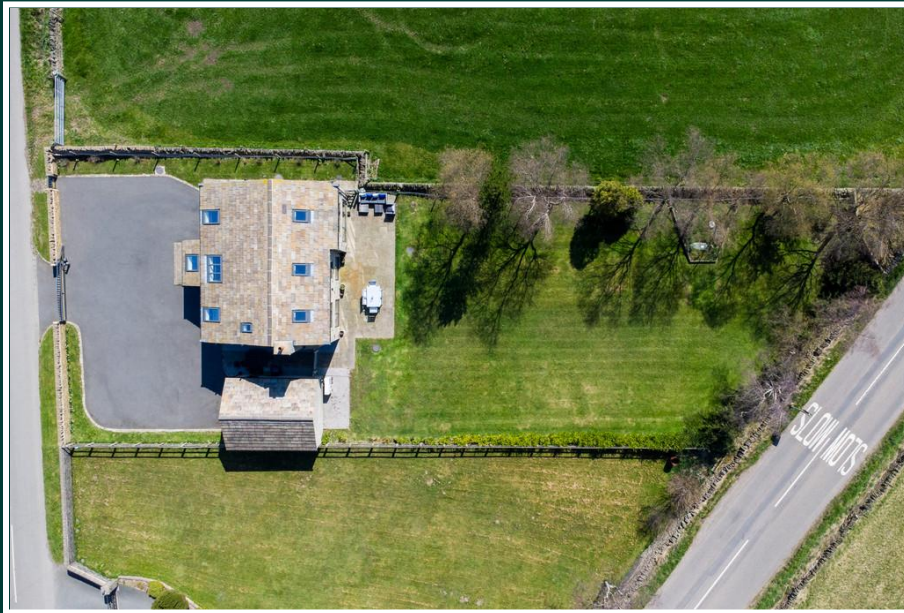


601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: **01484 432773** Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: **01484 432773** Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: **01484 432773** Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)