83 Common End Lane, Huddersfield HD8 0AF

OFFERS AROUND
£1,300,000

NO CHAIN AN EXTREMELY SPACIOUS, VERSATILE AND UNIQUE FIVE BEDROOM DETACHED FAMILY HOME SAT ON A GENEROUS PLOT WHICH BOASTS FANTASTIC FAR REACHING VIEWS, BEAUTIFULLY LANDSCAPED GARDENS A GATED DRIVEWAY FOR MULTIPLE VEHICLES AND A DOUBLE GARAGE.

FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE

You enter the property through a glazed aluminium door with large side windows which flood the space with natural light and offer a fantastic view through the open plan living space to the far reaching countryside views beyond. There is space for freestanding furniture, heated engineered oak flooring flows underfoot and there are spotlights to the ceiling. Openings lead to the living space, entrance vestibule and doors open to the ground floor W.C, utility room and boot room.

ENTRANCE VESTIBULE

Located just off the entrance hallway is this useful vestibule with plenty of space for freestanding furniture, bespoke wall cabinetry and a fabulous window seat offering seating with a view over the front of the property. A staircase with feature panelling and a timber balustrade ascends to the first floor landing.

OPEN PLAN LIVING DINING KITCHEN AND SNUG 33'11" max x 23'4" max

An impressive open-plan living, dining and kitchen space, beautifully designed for modern family living and entertaining. The generous proportions are enhanced by a wealth of natural light, with full-height glazing framing the gardens and breath-taking far-reaching views beyond. A stylish kitchen sits at the heart of the room with integrated appliances including a Miele five ring gas hob with extractor over and double electric oven, dishwasher and a Fister and Paykel drawer fridge. A central island has an inset porcelain sink with mixer tap, granite worktops, offering space for informal dining and extra storage. There is ample room for living and dining furniture and an adjoining snug area with library shelves and a lovely gas log effect fire offers a focal point.

The room also benefits from a bespoke bar area with LED lighting, a circular sink with mixer tap, ample storage and a Carle wine cooler, adding a real touch of luxury and making this the perfect setting for entertaining. Heated engineered oak flooring flows throughout the space, spotlights adorn the ceiling and large glazed doors open directly onto the lovely raised terraces, creating a seamless connection between the indoor and outdoor spaces while making the most of the exceptional views. A truly impressive room and undoubtedly the heart of this fabulous home.

Home made

LIVING ROOM 18′2″ max x 18′0″ max

A stunning, spacious living room with a wonderfully light and airy feel, featuring an impressive vaulted ceiling and exposed brick fireplace with a contemporary log-burning stove. Large floor-to-ceiling glazed doors open directly onto the terrace, creating a seamless connection with the outside and flooding the room with natural light. The generous proportions provide plenty of space for both relaxing and entertaining and an opening leads back through to the open plan living space.

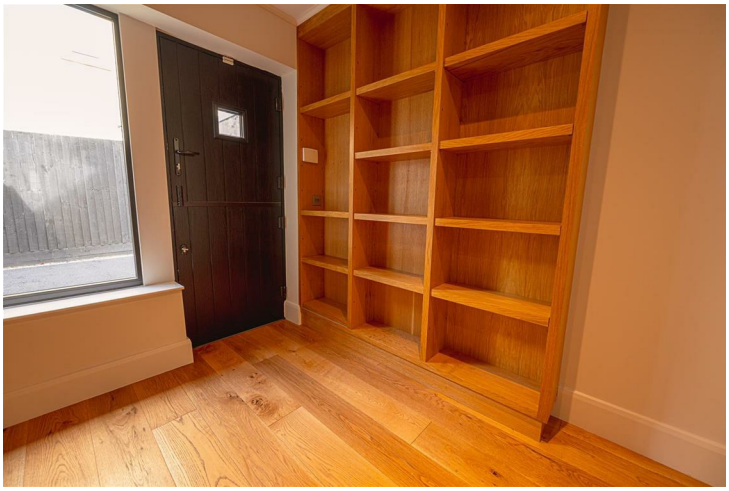
STUDY 10′5″ max x 7′6″ max

Accessed through glazed double doors from the living dining kitchen, this room could lend itself to a study, child's play room or a hobby room. There is engineered oak flooring underfoot and spotlights to the ceiling.

CINEMA ROOM 21'4" max x 10'0" max

Double doors open to this fantastic cinema room which boasts a starlight ceiling with spotlights and an inset electric log effect fire. There is ample space for furniture and two windows overlook the front of the property. The vendor informs us the current seating and screen can be negotiable.

PANTRY/COLD ROOM 9'8" max x 9'0" max



Double doors open to this handy cold room/pantry which has hand made oak shelving, a work top and space for a freestanding fridge freezer. A Butler door opens to the side of the property which is ideal to park outside and drop off the shopping.

UTILITY ROOM 24'5" max x 7'4" max

A great size utility room with feature panelling, having ample storage within two sets of sliding cupboards, space for a washing machine, tumble dryer and further household items if required. A large porcelain sink with a mixer tap sits within a Quartz worktop and a window overlooks the side of the property. Spotlights adorn the ceiling, luxury vinyl tile flows underfoot, an opening leads to the boot room and a door opens to the entrance hallway.

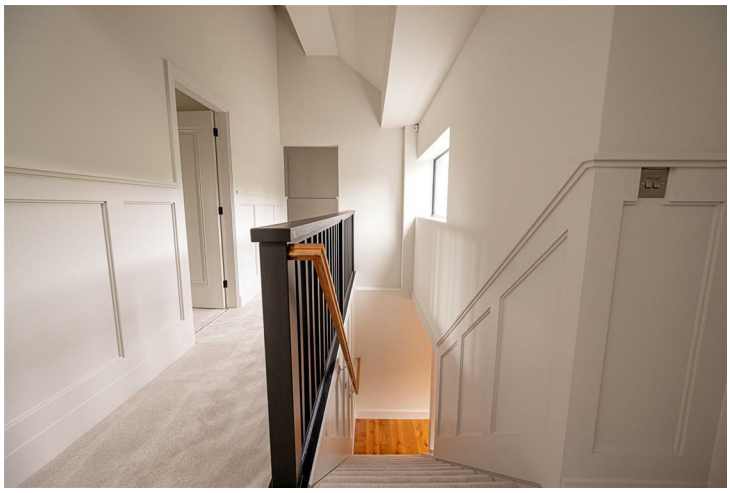
BOOT ROOM/DOG SHOWER ROOM 8'3" max x 7'7" max

With direct access from the front of the property and through the utility room, this useful boot room offers space to remove outdoor clothing and is also a wet room with dog showering facilities, ideal for pet owners after long walks in the local countryside. This space also houses the property's boiler and water cylinder.

GROUND FLOOR W.C 10′0″ max x 7′8″ max

A beautifully presented ground floor W.C which has a white suite comprising of a circular porcelain hand wash basin sat on a granite surface with cabinetry below and a low flush W.C. To the rear of the room is a separate area currently having a urinal but plumbing is in place for a shower area if desired. There is heated engineered oak flooring underfoot and spotlights to the ceiling. A door leads through to the entrance hall.

FIRST FLOOR LANDING



A neutrally decorated and newly carpeted first-floor landing, beautifully enhanced by a striking vaulted ceiling and a Velux window that flood the space with natural light. The sizeable landing provides an attractive sense of openness, with stylish panelling, contemporary black balustrade and views across the front of the property, creating a bright and welcoming transition between the five first floor bedrooms.

MASTER BEDROOM 21'8" max x 13'1" max

A neutrally decorated bedroom with feature panelled walls and inset shelving which can easily accommodate a super king size bed and further bedroom furniture. A large window offers wonderful views over the gardens, countryside and over to Castle Hill. An area provides space for seating and benefits from a bar area, space for a drinks fridge and fitted storage. An opening leads to a walk in wardrobe which benefits from hanging rails drawers and cupboards. new carpet runs throughout, there are spotlights and doors lead through to the ensuite bathroom and back through to the landing.

EN SUITE BATHROOM 10'7" max x 8'0" max

This boutique style bathroom has a superb vaulted ceiling with spotlighting and is partially tiled with marble effect tile and comprises of a freestanding bath with a wall mounted mixer tap, a double walk in waterfall shower with glass screen, double circular porcelain hand wash basins sat upon a large vanity unit and a low level W.C, a chrome towel radiator and a L.E.D mirror. A window allows light to flow through the space and complementary tile flows underfoot. A door leads through to the Master bedroom.

BEDROOM TWO 21′11″ max x 11′2″ max

Another double bedroom with feature panelled walls, a vaulted ceiling with spotlighting and space for a super king size bed. The room benefits from fitted wardrobes, drawers, a dressing table and overhead storage. A large window looks out over the garden below and offers stunning far reaching views. The room is freshly carpeted and a door opens to the ensuite bathroom.

ENSUITE BATHROOM 10′7″ max x 8′0″ max

Another hotel style bathroom with a fabulous vaulted ceiling and Velux window. Comprising of a freestanding bath, a double walk in waterfall shower with glass screen, pedestal hand wash basin, low level W.C and a chrome towel radiator. The room is partially tiled with bevelled metro tile, has spotlighting and tile flooring underfoot. A door leads through to bedroom two.

BEDROOM THREE 20'3" max x 12'6" max

A double bedroom with a vaulted ceiling, space for bedroom furniture and the same wonderful far reaching views. The room benefits from a walk in wardrobe with ample shelving, drawers and hanging rails and a separate area which would make an ideal work space or gaming room if desired. There are newly laid carpets underfoot and spotlights to the ceiling. A door opens to the ensuite shower room.

ENSUITE SHOWER ROOM 8'2" max x 7'3" max

A well appointed shower room having a vaulted ceiling with spotlights, a waterfall shower with glass screen, vanity hand wash basin with mixer tap, low level W.C and a chrome towel radiator. Tile flooring flows underfoot and a door opens to bedroom three.

BEDROOM FOUR 22′6″ max x 9′11″ max

A charming double bedroom with fantastic views and a vaulted ceiling. The room has a bank of fitted wardrobes upon entering, space for bedroom furniture and new carpets underfoot. A door leads through to the ensuite shower room.

ENSUITE SHOWER ROOM 10′5″ max x 4′7″ max

A modern shower room with a vaulted ceiling and partially tiled in marble effect tiles. Fitted with a double walk in waterfall shower, pedestal hand wash basin, low level W.C and a chrome towel radiator. Complementary tile flooring runs underfoot and a door opens to bedroom four.

BEDROOM FIVE 12′0″ max to fitted wardrobes x 9′3″ max

A fifth double bedroom with a view over the front driveway through its windows. The room benefits from a bank of fitted wardrobes and space for freestanding furniture. There are newly laid carpets, spotlights to the ceiling and a door opens to the ensuite shower room.

ENSUITE SHOWER ROOM 6′9″ max x 4′1″ max

Conveniently placed, another partially tiled modern shower room with a double walk in waterfall shower with glass screen, pedestal hand wash basin, low level W.C and a chrome towel radiator. Complementary tile flows underfoot and spotlights adorn the ceiling.

REAR GARDEN

A beautifully landscaped and exceptionally private garden, thoughtfully arranged to make the most of the stunning far-reaching countryside views. A generous level lawn is framed by mature planting, established hedging and attractive borders, creating a wonderful sense of space and privacy.

Several raised terraces and seating areas provide excellent opportunities for outdoor entertaining and relaxation, with the elevated position offering an impressive outlook across the surrounding countryside. The combination of manicured lawns, mature planting and contemporary landscaping creates a truly spectacular outside space, perfect for enjoying the views in all seasons.

HOME GYM/OFFICE/GARDEN ROOM 19'2" max x 13'11" max

Tucked beneath the decked balcony and accessed from the garden, this multi - purpose room has a wealth of possibilities such as a games room, garden room, gym or an office. Windows overlook the garden and there is central heating, power and lighting.

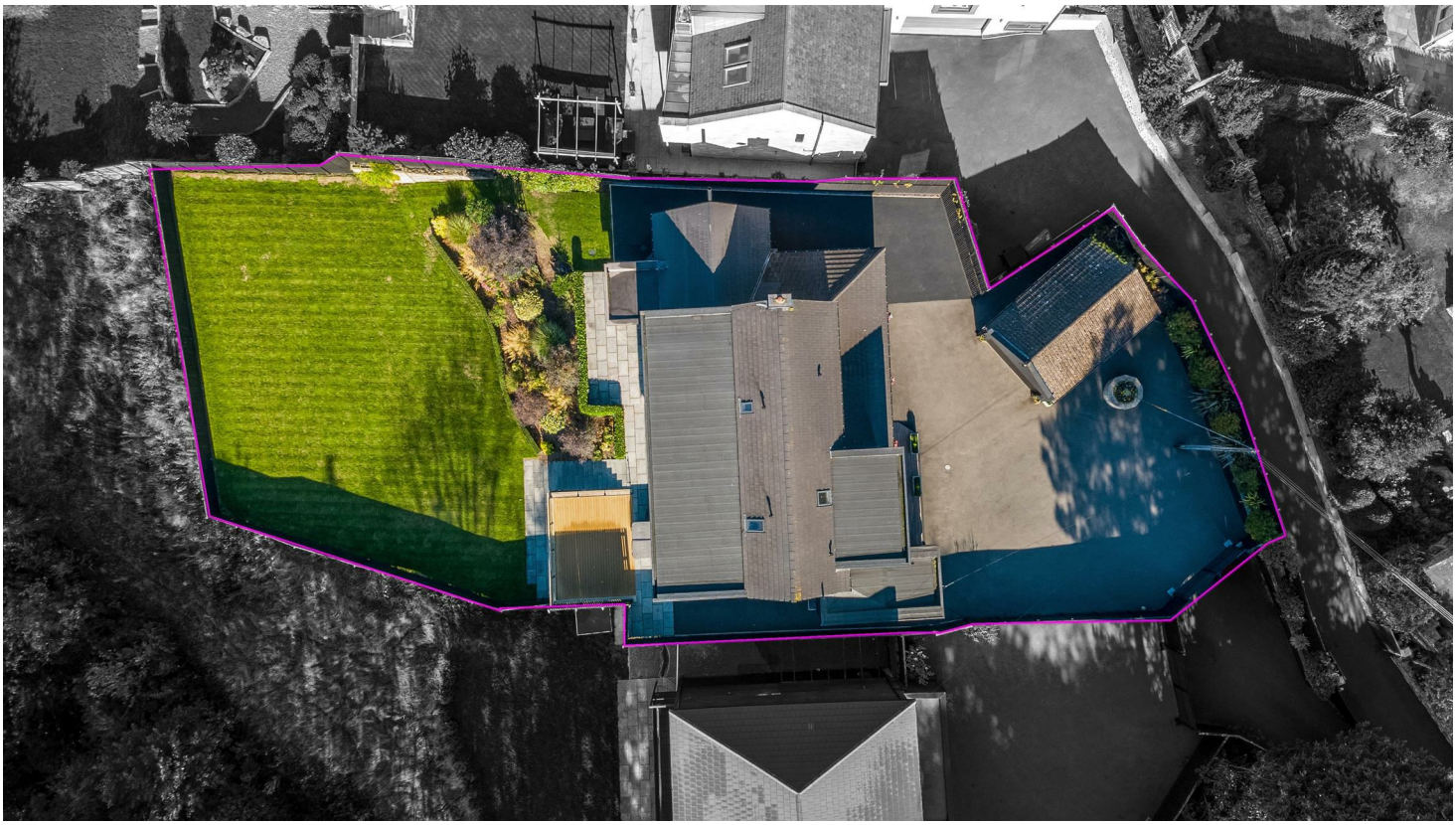
GARDEN STORE

A handy room accessed from the garden, ideal for storing garden furniture, tools and other items.

EXTERNAL FRONT, DRIVEWAY AND GARAGE

Accessed through a double composite gate and approached via a sweeping driveway providing parking for around ten vehicles, the property also benefits from a detached double garage with an electric door, offering excellent additional storage, parking, power and light.

DRONE PICTURES



***MATERIAL INFORMATION**

TENURE:
Freehold

ADDITIONAL COSTS:
Sewerage costs: Around £160 per annum

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band F

PROPERTY CONSTRUCTION:
Standard

PARKING:
Double Garage / Driveway

RIGHTS AND RESTRICTIONS:
None Known

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Septic Tank
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES

AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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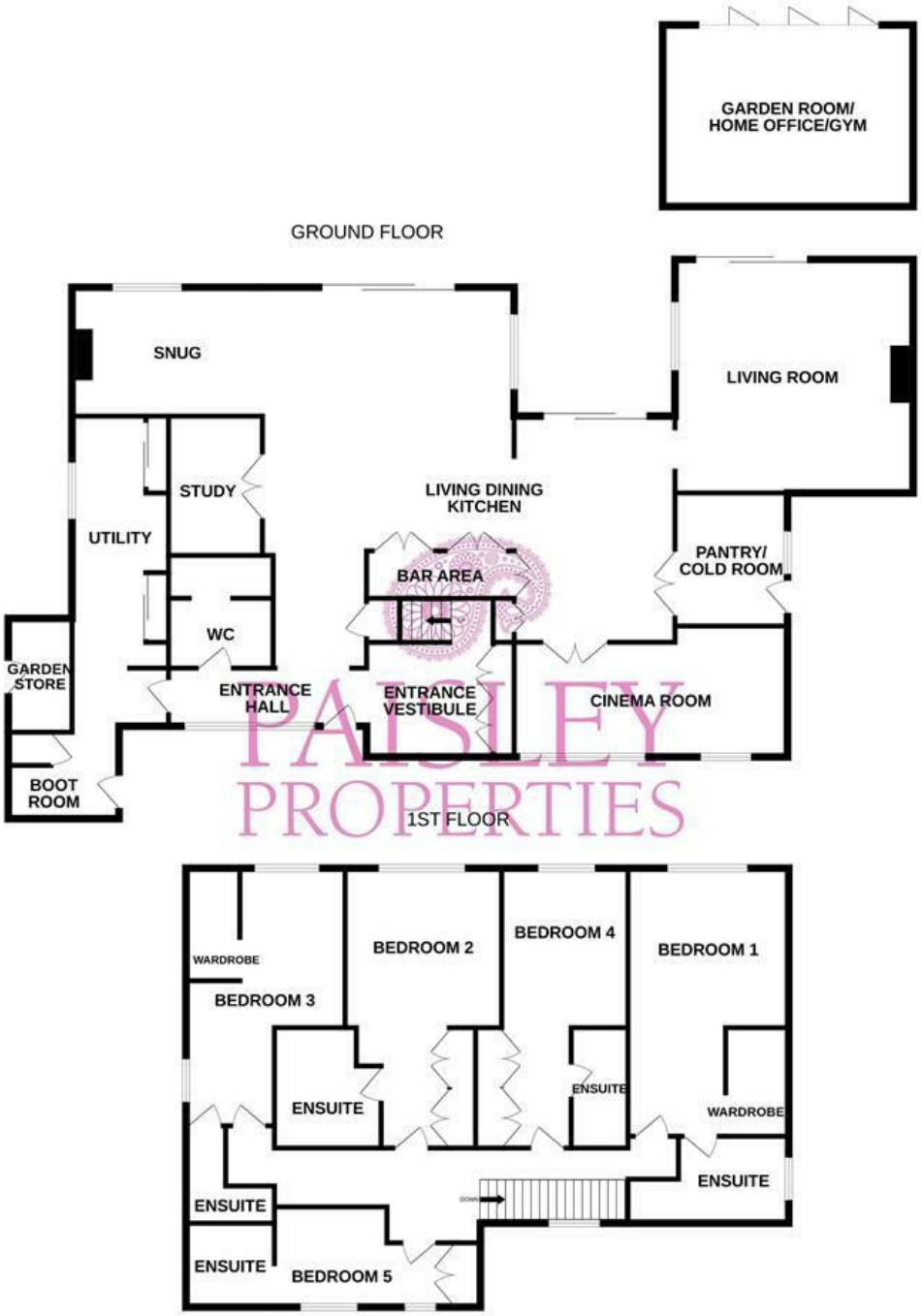
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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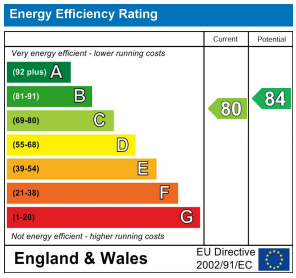

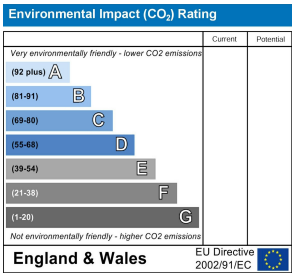

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