

10 Carr Mount,
Kirkheaton HD5 0PD

OFFERS AROUND
£525,000



COMMANDING STUNNING COUNTRYSIDE VIEWS AND IMMACULATLY PRESENTED THROUGHOUT, THIS FANTASTIC THREE BEDROOM DETACHED FAMILY HOME BOASTS LANDSCAPED GARDENS AND DRIVEWAYS FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING B

PAISLEY
PROPERTIES

ENTRANCE HALL



You enter the property through a part glazed composite door with a pitched roof sky light window into this amazing entrance hall which really does set the scene for the accommodation on offer. There is space to remove outdoor clothing and room for additional freestanding furniture. Heated herringbone effect flooring flows underfoot, spotlighting adorns the high ceilings and doors lead through to the living room, bedroom three/family room and the utility room. A quarter landing staircase with a timber and glass balustrade ascends to the first floor landing.



LIVING ROOM 18'4" max x 11'7" max



A tastefully decorated living room with a wonderfully light and airy feel offering views over the driveway and countryside beyond. Featuring a stylish media wall with an inset coal effect flame fire and inset shelving. There is plenty of space for living room furniture, heated flooring underfoot and an opening leads through to the dining kitchen. A glass door opens to the entrance hall.

DINING KITCHEN 18'4" max x 9'7" max



A stunning dining kitchen, designed for both everyday family living and entertaining. The kitchen features an impressive central island with breakfast bar seating, complemented by dark grey wall and base units with quartz work surfaces, matching upstands and an inset stainless steel sink with mixer tap over. Integrated appliances include an electric oven, microwave, four ring induction hob with extractor over, fridge freezer and a dishwasher. The open-plan layout creates a superb sociable space, with a dining area and fabulous floor-to-ceiling bi-fold doors opening directly onto the paved terrace, gardens and far-reaching countryside views beyond.



UTILITY ROOM 9'9" max x 8'2" max



A good size utility room fitted with grey wall and base units with Quartz surfaces, having ample storage, plumbing for a washing machine and space for a tumble dryer. Spotlights adorn the ceiling, heated herringbone vinyl flows underfoot and doors open to the garage store and back through to the entrance.

GROUND FLOOR W.C 8'10" apx x 2'6" apx



Accessed from the main entrance, this partially tiled cloakroom is fitted with a white low level W.C, a vanity hand wash basin with mixer tap and complementary tile flows underfoot.

GARAGE STORE 10'5" max x 10'4" max

An ideal space to store extra household and garden items if required. Accessed from the utility room and through a fob activated electric roller door from the driveway.

BEDROOM THREE / FAMILY ROOM 18'5" max x 10'6" max



This generous size room is currently used as a bedroom by the current owner but could make a great family room with views over the garden and farm land beyond. There is ample space for freestanding furniture and spotlights to the ceiling complete the look. A door leads through to the entrance hall.

FIRST FLOOR LANDING



A neutrally decorated first-floor landing, beautifully enhanced by a striking pitched sky light window that flood the space with natural light and offers wonderful far reaching countryside views. The sizeable landing provides an attractive sense of openness, with timber and glass balustrades and doors which lead through to two double bedrooms (one with an ensuite shower room) and the family bathroom.

MASTER BEDROOM 17'9" max x 9'6" max



Situated to the front of the property with amazing far reaching views, this spacious double bedroom has space for freestanding furniture and a bank of fitted sliding wardrobes. The room is decorated in neutral tones and doors lead through to the ensuite shower room and back through to the landing.

ENSUITE SHOWER ROOM 8'9" max x 5'4" max



This stylish ensuite is partially tiled and fitted with a double waterfall shower with a glass screen, a low level W.C, wall hung vanity hand wash basin with mixer tap over, chrome heated towel radiator, complementary tile flooring underfoot, a side obscure window and spotlights to the ceiling. A door leads through to bedroom one.

BEDROOM TWO 18'8" max x 10'7" max



Another light and airy double bedroom with dual aspect windows offering views over to Castle Hill and to Emley Moor mast. There is ample space for bedroom furniture, spotlights to the ceiling and a door opens to the landing.



BATHROOM/WET ROOM 15'8" max x 5'7" max



Neatly positioned in the eaves, this unique bathroom/wet room comprises of a bath, a wall hung vanity hand wash basin with mixer tap over and a double walk in waterfall shower with a hand held attachment and glass screen. The room is partially tiled with contrasting tile underfoot, has a chrome towel radiator, spotlighting and a velux window to the ceiling completes the look. A door opens to the landing.

GROUPS AND PARKING



Beautifully landscaped lawned gardens wrap around the front of the property and a paved patio area is ideal for outdoor dining and family barbeques whilst enjoying stunning interrupted views over neighbouring fields and fantastic far reaching views beyond.

Gravelled driveways provide parking for five vehicles.



EVENING PICTURES



VIEWS



***MATERIAL INFORMATION**

TENURE:

Freehold

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band E

PROPERTY CONSTRUCTION:

Stone

PARKING:

Driveways

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 - Mains

Electricity - Mains / Solar panels

Heating Source - LPG

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

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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.

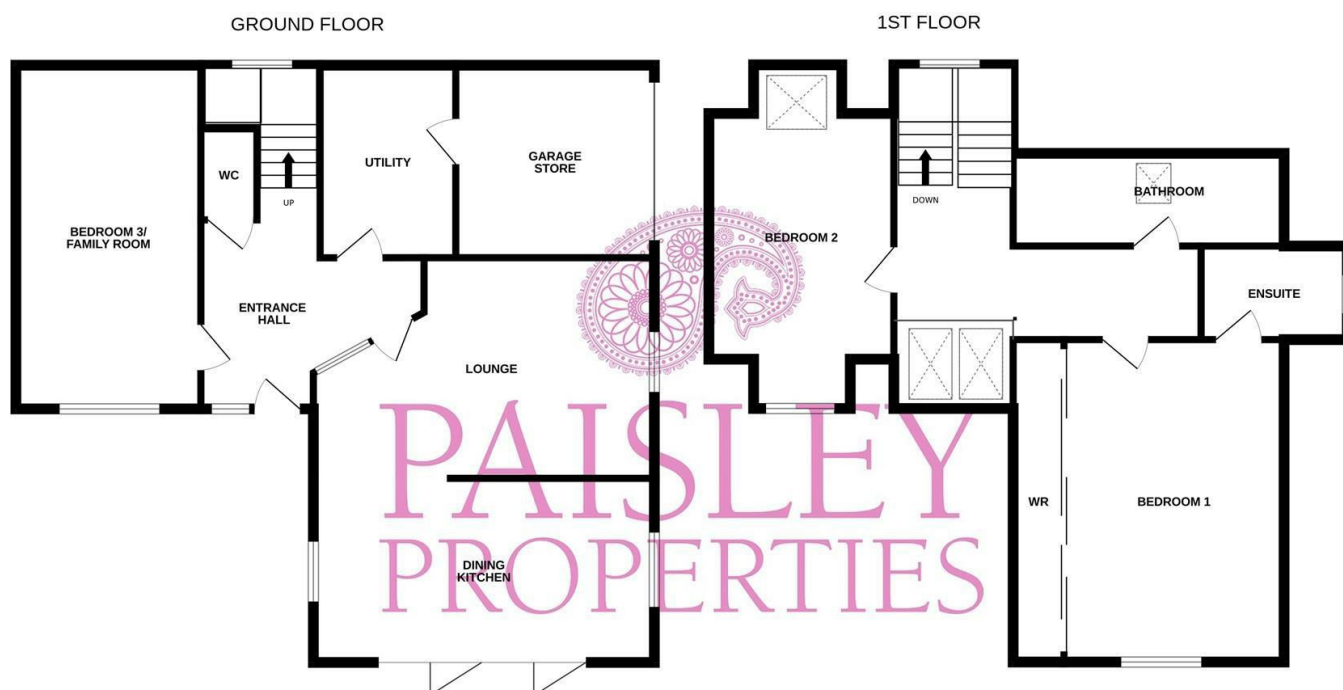
MORTGAGES

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.

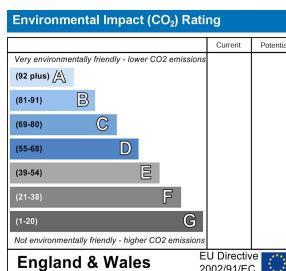
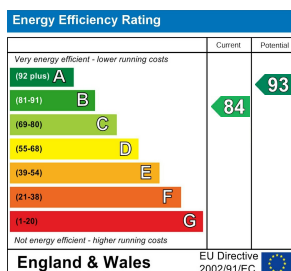
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES

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.



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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