



## Ing Head Lane

Thurstonland, Huddersfield, HD4 6XG

A superb opportunity to acquire this substantial detached family home which requires modernisation. Set in beautiful countryside, the property is in one of the most sought after and convenient rural locations between Holmfirth and Huddersfield just a short walk from popular pubs, stunning rural walks and a train station. Formerly used as a home and office/reception for a busy kennels business the property has plenty of scope to create a gorgeous five bedroom home with countryside views. Briefly comprises porch, huge hallway, dining room, lounge, dining kitchen, rear lobby, wc/cloakroom, utility, kennel reception, private office, kennel kitchen, rear porch, first floor landing, four bedrooms, two with ensembles and a family bathroom. Two double garages and cobbled off road parking.

NO VENDOR CHAIN.

£500,000

# Ing Head Lane

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- FOUR BEDROOM DETACHED FAMILY HOME READY FOR MODERNISATION
- STUNNING RURAL LOCATION SURROUNDED BY COUNTRYSIDE
- FIVE RECEPTION ROOMS AND DINING KITCHEN
- OFF ROAD PARKING AND TWO DOUBLE GARAGES
- TWO ENSUITES, FAMILLY BATHROOM AND GROUND FLOOR WC
- NO VENDOR CHAIN

## Entrance

## Hall/Lounge

17'11" x 14'9" (5.46m x 4.50m)

## Dining Room

17'8" x 11'6" (5.38m x 3.51m)

## Family Room

19'6" x 12'5" (5.94m x 3.78m)

## Dining Kitchen

16'7" x 13'7" (5.05m x 4.14m)

## Rear Lobby

## WC

4'11" x 3'1" (1.50m x 0.94m)

## Utility

8'11" x 5'9" (2.72m x 1.75m)

## Office/Bar Area

28'10" x 9'9" (8.79m x 2.97m)

## Private Office/Games Room

15'11" x 10'9" (4.85m x 3.28m)

## Office Kitchen

15'10" x 10'1" (4.83m x 3.07m)

## Boot Room

14'5" x 5'1" (4.39m x 1.55m)

## First Floor Landing

32'0" x 6'2" (9.75m x 1.88m)

## Master Bedroom

22'5" x 15'10" (6.83m x 4.83m)

## Ensuite

8'6" x 7'0" (2.59m x 2.13m)

## Bedroom 2

17'4" x 11'3" (5.28m x 3.43m)

## Ensuite

12'3" x 5'9" (3.73m x 1.75m)

## Family Bathroom

9'0" x 5'9" (2.74m x 1.75m)

## Bedroom 3

16'10" x 11'8" (5.13m x 3.56m)

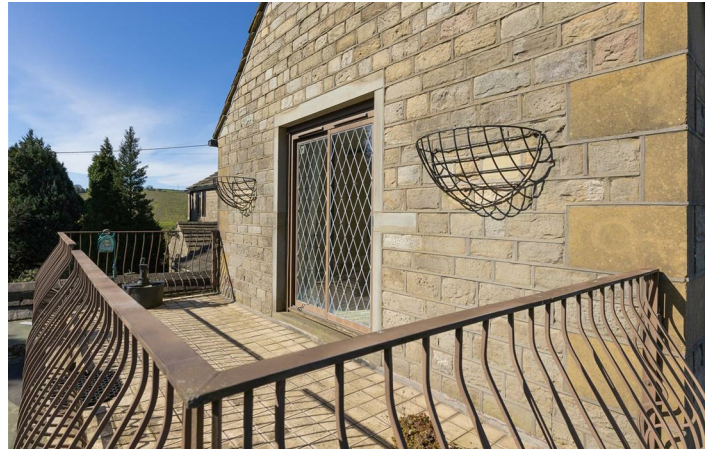
## Bedroom 4

17'11" x 9'2" (5.46m x 2.79m)

## Off Road Parking



## Directions



# Floor Plan

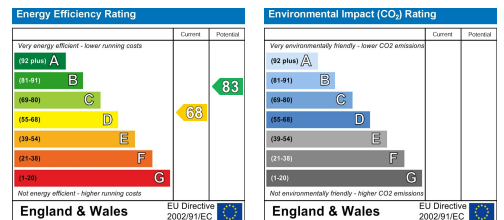


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Total Area: 339.1 m<sup>2</sup> ... 3650 ft<sup>2</sup> (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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**Holmfirth** 26 Victoria Street, West Yorkshire HD9 7DE  
All Enquiries: 01484 680800

**Mirfield** 108 Huddersfield Road, West Yorkshire WF14 8AF  
All Enquiries: 01924 497801

snowgate.co.uk