



Lot One Ing Head Farm

Thurstonland, Huddersfield, HD4 6XG

£500,000

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 ensuites and a family bathroom. Two double garages and cobbled off road parking.

THREE AND A HALF ACRES OF ADJOINING LAND AVAILABLE AS LOT FOUR.

NO VENDOR CHAIN.

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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, FAMNILY BATHROOM AND GROUND FLOOR WC
- NO VENDOR CHAIN - 3.5 ACRES AVAILABLE BY SEPARATE NEGOTIATION (LOT FOUR)

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)

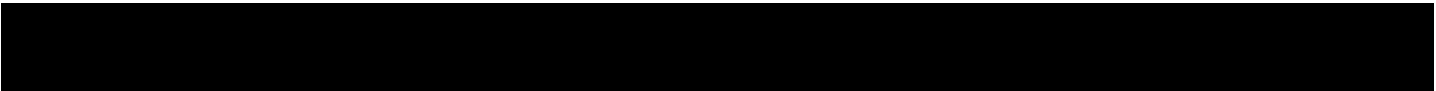
Bedroom 4

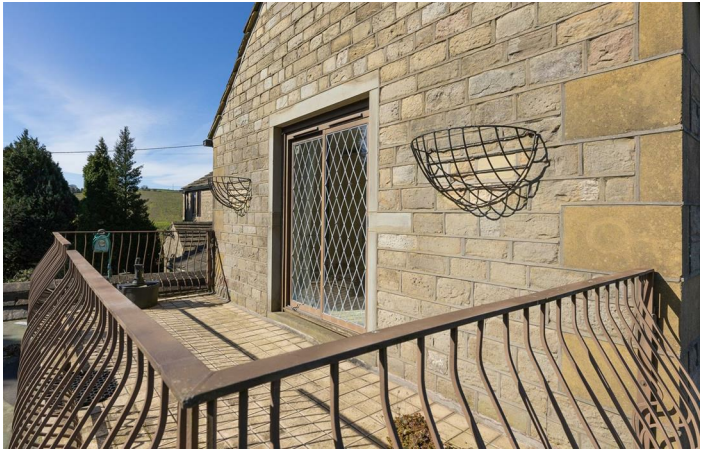
17'11" x 9'2" (5.46m x 2.79m)

Off Road Parking



Directions





Floor Plan



Ing Head Lane, Thurstonland, Huddersfield, HD4 6XG

Total Area: 339.1 m² ... 3650 ft² (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

