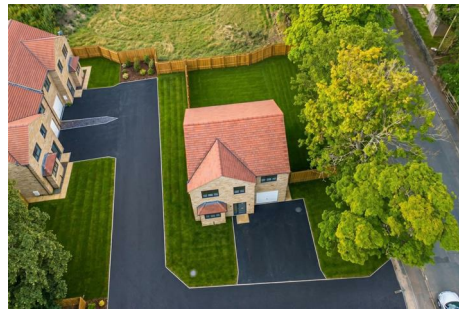
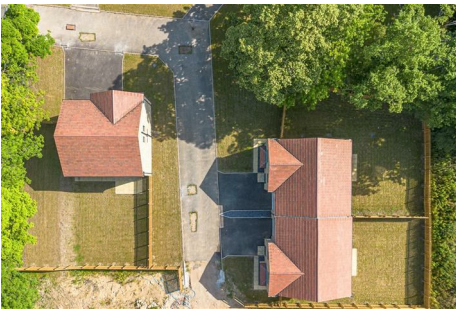




140 Storthes Hall Lane

Kirkburton, Huddersfield, HD8 0PT

A superb four double bedroom detached family home in this extremely sought after residential location convenient for all the local amenities and beautiful countryside. The property has been built by the Yorkshire based Younger Homes and has the benefit of a 10 year builders guarantee. This family home occupies a large level plot with enclosed gardens, off road parking and integral garage and comes with a £20,000 allowance for kitchen and bathrooms. The accommodation briefly comprises entrance hallway, huge open plan living and dining kitchen with bi-fold doors to the gardens. Utility, ground floor WC and integral garage. To the first floor are four double bedrooms, two with ensuites and a family bathroom. Enclosed gardens, off road parking.

AVAILABLE IMMEDIATELY.

£500,000

140 Storthes Hall Lane

Kirkburton, Huddersfield, HD8 0PT

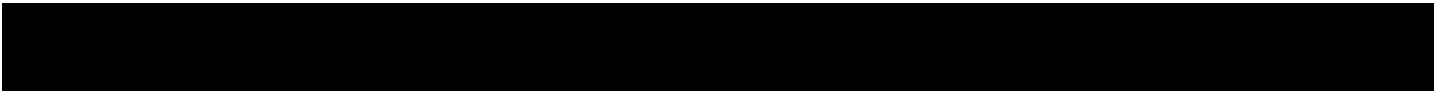


- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- EXCLUSIVE SOUGHT AFTER RURAL YET CONVENIENT LOCATION
- SUPERB OPEN PLAN LIVING DINING KITCHEN
- £20,000 ALLOWANCE FOR KITCHEN AND BATHROOM
- TWO ENSUITES, FAMILY BATHROOM AND DOWNSTAIRS WC
- 10 YEAR BUILDERS GUARANTEE

Entrance Hallway 9'8" x 6'9" (2.95m x 2.06m)	Ensuite 7'3" x 4'4" (2.21m x 1.32m)
Open Plan Living and Dining Kitchen 29'4" x 17'4" (8.94m x 5.28m)	Bedroom 2 17'4" x 10'5" (5.28m x 3.18m)
Utility 7'0" x 5'11" (2.13m x 1.80m)	Ensuite 7'3" x 4'4" (2.21m x 1.32m)
WC 5'11" x 3'4" (1.80m x 1.02m)	Bedroom 3 10'9" x 9'1" (3.28m x 2.77m)
Integral Garage 20'5" x 10'4" (6.22m x 3.15m)	Bedroom 4 10'9" x 9'0" (3.28m x 2.74m)
First Floor Landing	Bathroom 7'9" x 7'3" (2.36m x 2.21m)
Master Bedroom 17'5" x 9'5" (5.31m x 2.87m)	Off Road Parking
	Garden



Directions





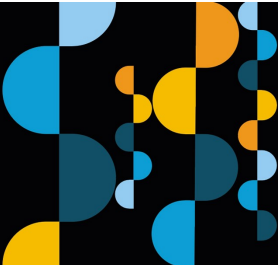
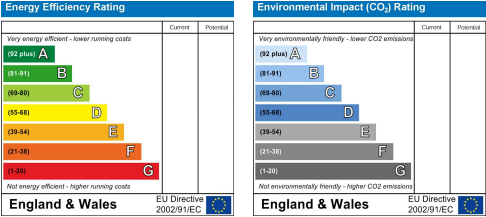
Floor Plan



Storthes Hall Lane, Kirkburton, Huddersfield, HD8 0PT

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.



Estate
agency
done
properly

Snow
Gate™

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