



Snow Gate™

Estate
agency
done
properly



280 Cumberworth Lane

Denby Dale, Huddersfield, HD8 8QS

A beautiful detached four bedroom family home in the heart of this popular village just a short walk from all the local amenities. The property has been extended creating a stunning 500sqft living dining kitchen as well as the two further reception rooms. Contemporary throughout with quality fixtures and fittings the accommodation briefly comprises hallway, downstairs WC, snug/family room, lounge and open plan living dining kitchen. To the first floor off the galleried landing are four double bedrooms, two with ensuite shower rooms and a family bathroom. Gated off road parking, garage and enclosed garden.

Realistic Offers Considered £650,000

280 Cumberworth Lane

Denby Dale, Huddersfield, HD8 8QS



- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- IMMACULATE AND CONTEMPORARY THROUGHOUT WITH QUALITY FIXTURES AND FITTINGS
- VILLAGE CENTRE LOCATION WITH VIEWS TO THE VIADUCT
- HOUSE BATHROOM, TWO ENSUITES & DOWNSTAIRS WC
- BEAUTIFUL HALLWAY WITH GALLERIED LANDING ABOVE
- EXTENDED TO CREATE A SUPERB 500SQFT OPEN PLAN LIVING DINING KITCHEN
- GATED OFF ROAD PARKING AND GARAGE

Entrance

Snug

11'8" x 9'9" (3.56m x 2.97m)

WC

5'7" x 4'0" (1.70m x 1.22m)

Lounge

22'2" x 11'10" (6.76m x 3.61m)

Utility

7'5" x 5'7" (2.26m x 1.70m)

Living Dining Kitchen

24'5" x 23'2" (7.44m x 7.06m)

First Floor Landing

Master Bedroom

15'10" x 11'7" (4.83m x 3.53m)

Ensuite

7'3" x 4'10" (2.21m x 1.47m)

Bedroom 2

11'0" x 10'7" (3.35m x 3.23m)

Ensuite

7'8" x 3'3" (2.34m x 0.99m)

Bedroom 3

11'0" x 10'8" (3.35m x 3.25m)

Bedroom 4

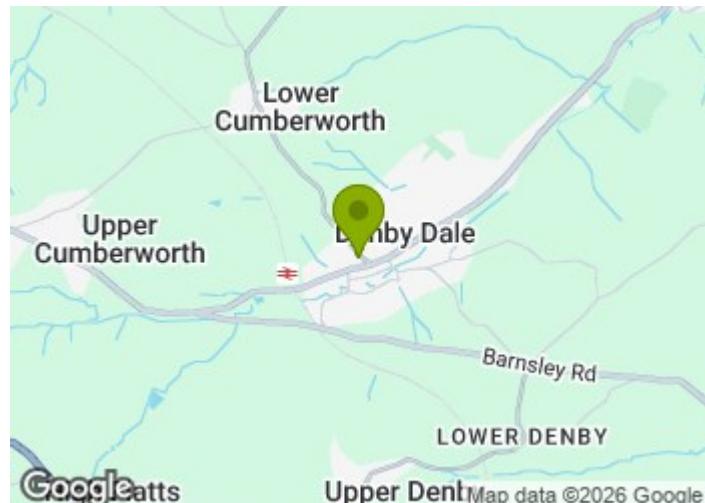
11'9" x 10'10" (3.58m x 3.30m)

Bathroom

9'7" x 7'9" (2.92m x 2.36m)

Parking and Garage

Garden

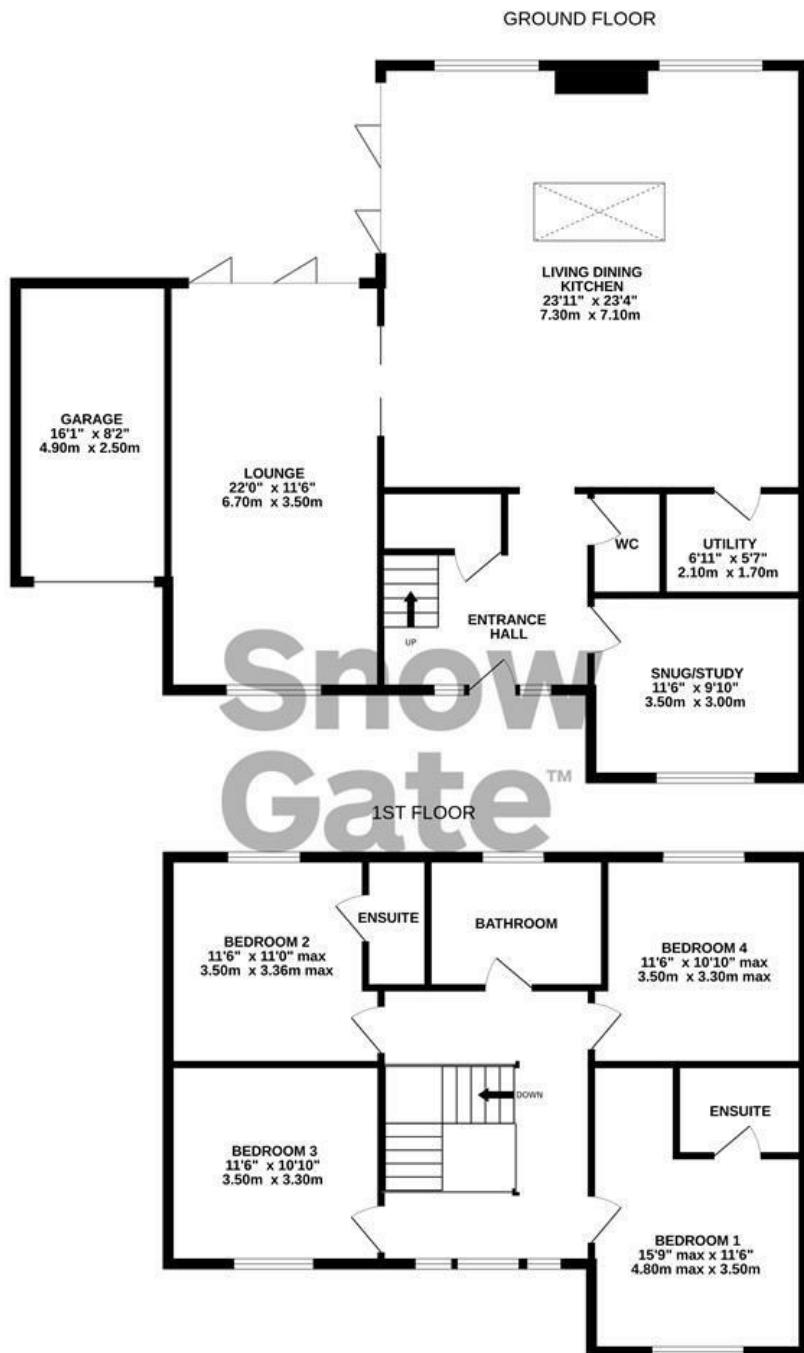


Directions





Floor Plan

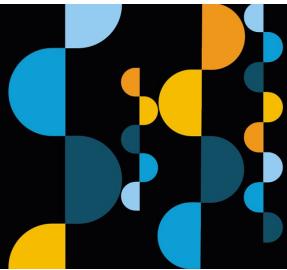


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix ©2025

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	87	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	80	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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