



Round Ings Road, Huddersfield, HD3 3FQ
£1,095,000

E&H Edkins Holmes
ESTATE AGENTS

OPEN DAY SATURDAY 10th October 10am-12pm

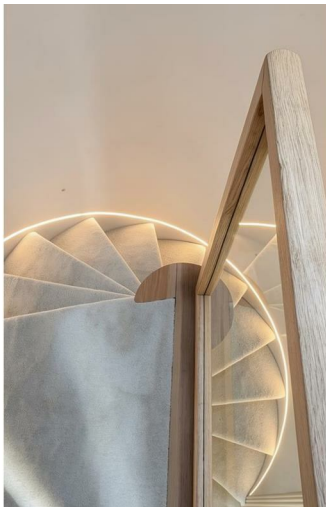
An exceptional four-bedroom barn conversion, finished to an outstanding specification and combining striking original features with beautifully considered contemporary interiors.

Character features including exposed beams and impressive stone arched doorways and windows sit alongside bespoke joinery, feature lighting and high-quality finishes throughout.

The stunning entrance hall immediately sets the tone, with an impressive oak and wrought iron staircase featuring integrated LED lighting. The spacious lounge centres around a bespoke media wall, while the superb dining kitchen features granite work surfaces, quality integrated appliances and built-in banquette seating.

A stylish adjoining pantry, accessed through attractive glazed doors, is fitted with a range of units, granite work surfaces, shelving and feature lighting.

The luxurious principal bedroom suite incorporates a fully fitted walk-in wardrobe, dressing area and four-piece en-suite with freestanding bath and separate shower. There are two further double bedrooms, while a unique spiral staircase from the family room leads to an additional bedroom with en-suite, providing an ideal private space for guests or teenagers.



Entrance Hall

Oak and glass staircase. Bespoke built in storage. Double glazed door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Sensor light.

Lounge

Bespoke oak media wall. Double glazed window.

Family Room

Unique spiral staircase with LED lighting. Arch French doors with exposed stone arch.

Kitchen

Fitted kitchen. Built in banquet seating. Fireclay Butler sink with boiler water tap. Neff electric eye level oven with slide and hide door. Bora induction hob with down draft extractor. Integrated dishwasher. Integrated fridge / freezer. Two wine fridges. Cornice with LED lighting. French doors leading to garden. Double glazed window.

Pantry

Glass doors. Sensor light. Bespoke units. Granite worktops. Shelving with LED lighting.

Landing

Exposed stone arch. Arch window.

Landing

Stairs from ground floor. Laundry cupboard with plumbing for washing machine, space for dryer and hanging space.

Bedroom One

Exposed beams. Two double glazed windows.

En-Suite

Wash hand basin. Mirror with LED lighting. Low flush W.C. Freestanding bath. Separate shower cubicle. Exposed beams. Double glazed window.

Walk-in Wardrobe

Fitted wardrobes, shelving and drawers and dressing table. Skylight.

Bedroom Two

Feature wall with LED lighting. Access to loft. Double glazed window.

Bedroom Three

Cornice with LED lighting. Access to loft. Double glazed window.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle.

Bedroom Four

Fitted shelving. Wall panelling. Two skylights. Double glazed window.

En-Suite

Vanity wash hand basin. Concealed cistern W.C. Freestanding bath. Walk-in rainfall shower. Fully tiled. Double glazed window.

Parking

Resin driveway and shingle area offering parking for multiple vehicles.

Council Tax Band

Location

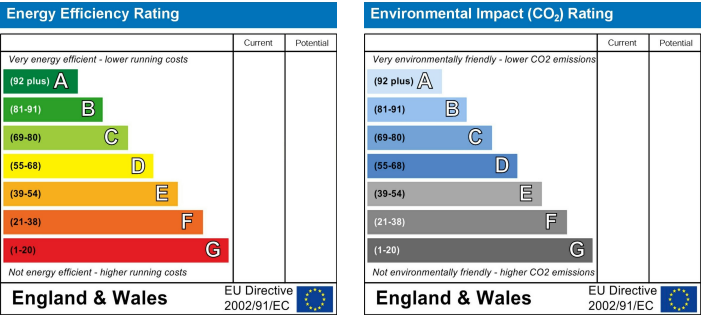
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The three words designated to this property is

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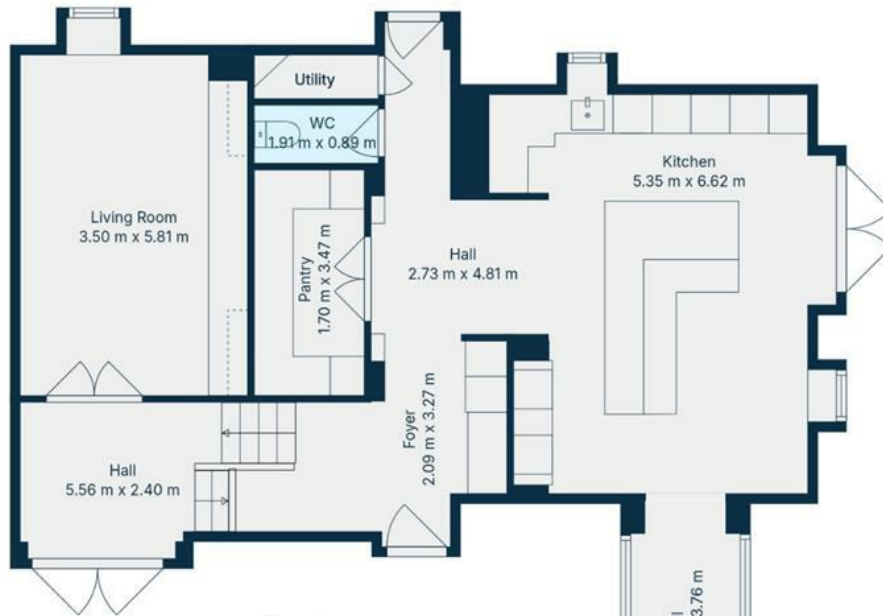
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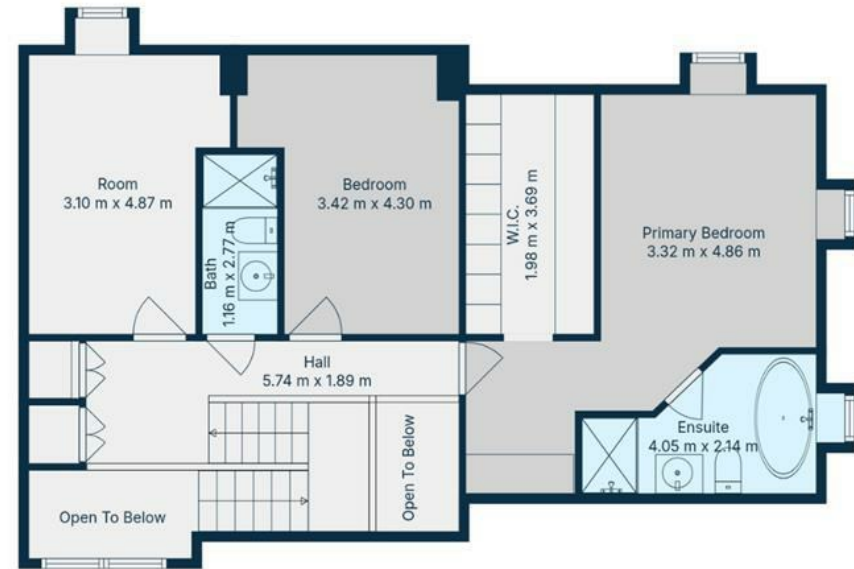




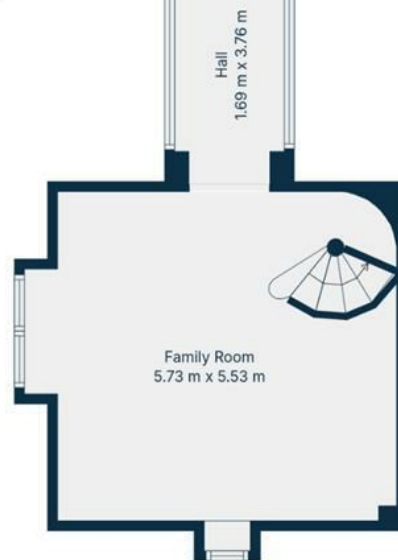




Floor 1



Floor 2



Floor 2



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TOTAL: 227 m²
 1st Floor: 121 m², 1st floor: 106 m²
 EXCLUDED AREAS: OPEN TO BELOW: 7 m², WALLS: 18 m²
 Measurements deemed highly reliable but not guaranteed.



6a Stainland Rd, West Vale, Halifax, West Yorkshire, HX4 8AD
 www.edkinsandholmes.co.uk • 01422 310044