



Cockley Hill Lane, Kirkheaton Huddersfield HD5 0HH

welcome to

Cockley Hill Lane, Kirkheaton Huddersfield

Located in highly sought-after Kirkheaton, a fabulously spacious home with a detached double garage, enclosed garden and summerhouse. High standard of finish throughout. With good schools nearby along with commuter networks and amenities, making this an ideal location for the upsizing family.



Entrance Hall

Well presented spacious entrance hall with a large, frosted double glazed window to the front. Laminate flooring and warmed by a central heating radiator. A beautiful entrance to the home providing lots of storage with an integrated cloak cupboard.

Lounge

16' 4" x 14' 1" (4.98m x 4.29m)

Spacious lounge with a feature fireplace, and feature wood panelling on the walls. With carpeted flooring and warmed by a central heating radiator, and an electric fire. A double glazed window to each side and floor to ceiling double glazed windows on either side of French doors, providing access to the garden and lots of natural light.

Kitchen

16' 6" x 9' 9" (5.03m x 2.97m)

Perfect family kitchen, immaculately presented kitchen which boasts ample space for dining table and chairs. Fitted with a range of grey base and wall units with laminate work tops, a freestanding range master, integrated fridge/freezer, dishwasher and extractor hood. Warmed by a central heating radiator.

Utility Room

5' 1" x 7' 7" (1.55m x 2.31m)

Good sized utility room with laminate flooring, fitted with laminate work tops, and drainer sink. With space for under counter washing machine. Lots of natural light provided by the skylight.

Downstairs Wc

Modern and well presented downstairs WC with laminate flooring. Fitted with a low flush WC, extractor fan and wash hand basin. Warmed by a heated towel rail.

Bedroom One

8' 5" x 11' 8" (2.57m x 3.56m)

Good sized double bedroom with carpeted flooring, with a double glazed window to the front. Warmed by a central heating radiator.

First Floor Bedroom Two

9' 10" x 16' 7" (3.00m x 5.05m)

Extremely spacious and well presented bedroom with an en suite. A double glazed window to the rear, carpeted flooring and warmed by a central heating radiator.

Ensuite

Modern en suite with laminate flooring. A double glazed window to the side provides natural light into the space which is warmed by a central heating radiator. Fitted with a walk in shower cubicle, extractor fan, low flush WC, and a wash hand basin

Bedroom Three

9' 9" x 9' 11" (2.97m x 3.02m)

Good sized bedroom with a double glazed window to the front, warmed by a central heating radiator, with carpeted flooring.

Bathroom

Spacious family bathroom with laminate flooring, warmed by a central heating radiator. Fitted with a bath with shower over, extractor fan, low flush WC and wash hand basin, with a double glazed window to the side.

Second Floor Bedroom Four

7' 7" x 13' 1" (2.31m x 3.99m)

Spacious bedroom with carpeted flooring, lots of natural light provided from two velux windows to the front. Warmed by a central heating radiator.

Bedroom Five

7' 6" plus window recess x 16' 4" (2.29m plus window recess x 4.98m)

Another spacious bedroom with carpeted flooring, warmed by a central heating radiator. With two velux windows to the rear.

Front Garden

The front garden consists of a block paved drive and

a small front lawn enclosed by walls. It also provides access to the side path of the property to a wooden storage unit.

Rear Garden

The rear garden has new raised decking with outdoor storage, a patio with an outside tap, a raised lawn area and a shed with power to the side, enclosed by a timber fence.

Outside Office

Garden room currently being used as an outside office, fully insulated and equipt with electric and a double glazed window.

Double Garage

Double garage with a side door, plus an up and over double door. Equipt with power and lighting.



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welcome to

Cockley Hill Lane, Kirkheaton Huddersfield

- Immaculate Family Home
- Located in Sought After Kirkheaton
- Close to Schools and Village Amenities
- Double Garage and Summer House Both With Power and Lighting
- Entrance Porch and Integrated Storage Throughout
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in the region of

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF119122 - 0005

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