



Wm Sykes
& SON EST 1866

PRESTIGE

TRUSTED FOR GENERATIONS





974D NEW HEY ROAD

OUTLANE ~ HUDDERSFIELD ~ HD3 3FE

OFFERS REGION

£675,000

We are absolutely delighted to bring to the market this superbly appointed 4 bedroomed detached residence which has just come to the end of an extensive programme of refurbishment and is now finished to an exceptionally high standard throughout.

- Part ex considered on potentially suitable property
- Fantastic kitchen / family / dining room
- Extensive parking and garage
- Excellent access to M62 at Junction 23 & 24
- Refurbished and modernised to an exceptional standard
- 4 double bedrooms
- Good sized rear garden
- Tenure: Freehold, Energy rating 77 (Band C), Council tax band E

About 974d New Hey Road

Although the current owners have only owned the property for a couple of years and have carried out a staggering amount of work during that time, their life plans have changed which they say happily now necessitates the sale of their beautiful home. Our clients would consider a part-exchange for the right property. Not one room or hallway has escaped refurbishment, and every bit of work has been carried out to an incredibly high standard with no expense spared. Only on viewing will you get a feel for how generously sized all the rooms are, particularly the lounge and the living / dining kitchen. The accommodation briefly comprises entrance hall with access to a w.c., substantial lounge, an even larger living/dining kitchen, utility room, spacious first floor landing, 4 double bedrooms with bedroom 1 having an en-suite shower room and a walk-in wardrobe, and family bathroom. The property has gas fired central heating, double glazed windows, inset ceiling spotlighting throughout, and all the made to measure blinds will be included. Externally, there is ample parking to the front and side of the property, gates then give way to more parking, a detached garage, and a sizeable rear garden. There is good access to ample shops and amenities in the nearby villages, and it is only a short drive to Junctions 23 & 24 of the M62 motorway for those who commute to any of the surrounding major conurbations on a regular basis.





Accommodation

GROUND FLOOR



Hall

The front entrance door opens into the welcoming entrance hall having the decorative 'panel' effect to the lower part of the walls which continues on up the return staircase and across the landing above. The hall is laid with porcelain floor tiles and has access to a useful under stairs storage cupboard.



Lounge

24' x 14'7"

This fabulous reception room features a multi-fuel stove resting on a stone hearth set into the chimney breast. There are 2 banks of windows to the front providing plenty of natural light.



W.C.

5'7" x 3'4"

Fitted with a modern white suite comprising a concealed cistern w.c. with a quartz shelf above and a wall mounted wash hand basin. There is a frosted window to the front, extractor fan, ceramic tiled floor, and 'panel' effect to the lower part of the walls.



Utility Room

10'3" x 9'7"

Fitted with a good range of units and quartz worktops matching those in the kitchen. It has integrated washing machine and tumble dryer, and housing for the free-standing fridge/freezer. There is a stainless-steel sink with mixer tap over, cupboard housing the central heating boiler, ceramic tiled floor, and window and external door to the rear.



Living/Dining Kitchen 24' x 15'7"

A good sized, light and airy space which works well as the hub of the house having a fantastic kitchen area and sizeable family room/dining space. The kitchen is newly fitted with an extensive range of wall and base units having quartz worktops which extend over 2 sides of the 'island' to create a breakfast bar for comfortably 6 persons and incorporates a sink with flexi-hose mixer tap over. Integrated appliances include twin multi-function ovens, 5-ring gas hob with extractor hood over, fridge, dishwasher, and an integrated bin. The rest of the room easily accommodates dining suite and casual seating. There are windows, external door and French doors to the rear, and the whole room is laid with quality porcelain floor tiles.

FIRST FLOOR



Landing

A light and airy spacious landing which is galleried over the staircase and has windows to the front and rear, and offer space to be utilised perhaps as a home office if needed.

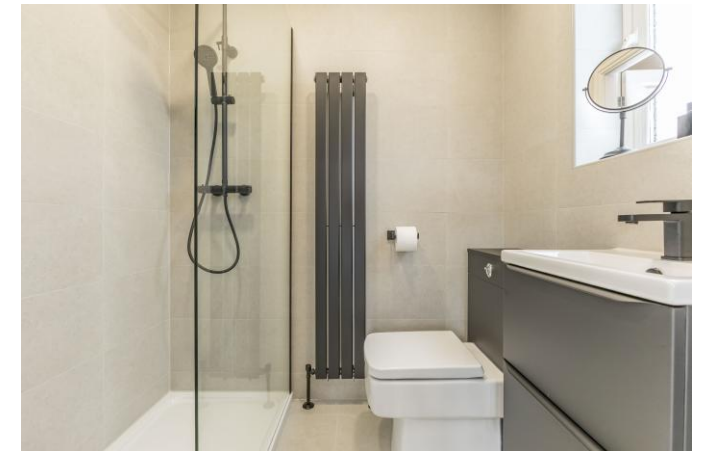




Bedroom 1

13'10" x 12'8"

A good-sized double bedroom with window to the front and access into the walk-in wardrobe which has ample hanging rails.



En-Suite Shower Room

6'1" x 4'9"

Newly fitted with a white suite comprising a concealed cistern w.c., wash hand basin with drawers beneath, and an open-ended shower cubicle with a dual head shower system over. There are tiled walls and floor, extractor fan, and a frosted window to the side.





Bedroom 2 12'3" x 12'3"
This double bedroom is fitted with a bank of wardrobes and has a window overlooking the rear garden.



Bedroom 3 11'7" x 9'3"
A double bedroom again having a window to the rear.



Bedroom 4 9'10" x 9'2"
The fourth double bedroom has a window to the front.



Family Bathroom 8'2" x 7'9"
A stunning house bathroom newly fitted with a modern white suite comprising a concealed cistern w.c., wash basin with drawers beneath, a double ended bath with central mixer tap, and an open-ended shower cubicle with dual head shower over. There is a frosted window to the side, tiled walls and floor, and an extractor fan.

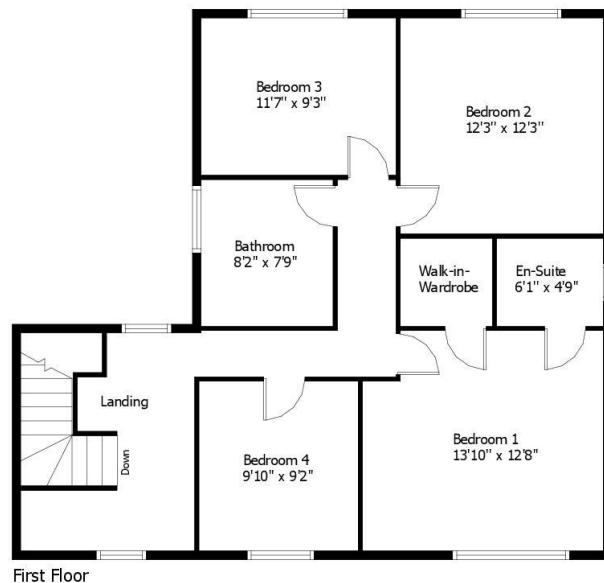
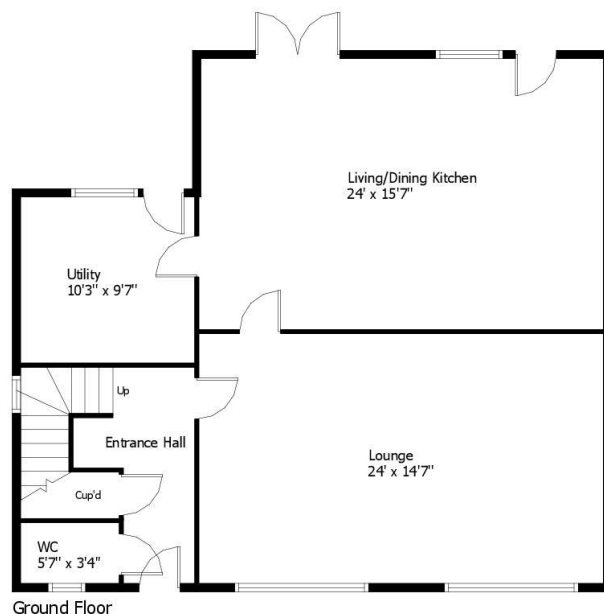


OUTSIDE

As aforementioned, you will find ample parking to the front and side of the house, gates then give way to more parking and to a detached garage which has power and lighting. The rear garden has a large, paved patio across the whole of the rear elevation providing ample space for outside entertaining and eating al fresco. A couple of steps take you up onto a good sized lawned garden all enclosed by dry stone walling and timber gates to the side of the house.



974d New Hey Road, Outlane



This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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Additional Information

- Council Tax – Band E
- Tenure – Freehold
- EPC – ‘C’ Rating
- Utilities:-
 - Electricity – mains
 - Water – mains
 - Drainage – mains
 - Gas – mains
 - Heating – gas central heating and a multi-fuel stove in the lounge
 - Broadband & Mobile Phone – The ‘Ofcom’ on-line checker shows a ‘superfast’ broadband service in the area, and mobile coverage is available with several providers.

Viewing

Strictly by appointment with Wm. Sykes & Son.

Location

From the roundabout by Junction 23 of the M62, take the A640 New Hey Road towards Outlane and follow the road through the centre of the village and as you start to proceed up the hill, the property will shortly be found on the right just before the turning onto Gosport Lane.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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