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& SON EST. 1866
P R E S T I G E
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CLARIS HOUSE

43 ING HEAD ROAD ~ SLAITHWAITE ~ HUDDERSFIELD ~ HD7 5DS

£695,000

A most attractive 4 bedroomed detached residence very nicely positioned with views over the adjoining fields and woodland opposite. It has much more to offer than you would expect with plenty of space for family living. It comes with ample off road parking, a large integral garage, and substantial gardens with areas perfect for outside entertaining.

- Substantial Detached Residence
- 4 Good Sized Bedrooms
- 2 Reception Rooms Plus TV Lounge on First Floor
- Adjoins Field to the Side & Rear
- Ample Parking & Garage
- Large Gardens & Outside Entertaining Space
- Freehold
- Energy Rating 71 (Band C), Council Tax Band D

About Claris House

It occupies a great position elevated from the roadside being the last property on the right just before you climb the hill to Wilberlee. It adjoins countryside to the side and rear and enjoys woodland views to the front. The current owners have created a lovely family home which is very nicely presented throughout. It has 2 reception rooms on the ground floor, along with a fabulous TV Lounge on the first floor with the rear elevation being fully glazed right up into the apex with French doors opening to a Juliet balcony and amazing views to be enjoyed over the adjoining fields. There are 4 good sized bedrooms, with the huge master room having en suite facilities. Outside, there is ample parking on a tarmac driveway which leads up to the garage and access to a lawned front garden. There is access around both sides to a superb rear garden which has patio areas with fitted seating, access up to a sizeable 2 level decked sun terrace from where you can take in some far-reaching views, and lawned garden with trees and shrubs around the borders. This is definitely a garden where you can entertain, eat al fresco, or simply relax in wonderful surroundings.

You will find a good variety of shops, bars, restaurants, and train station in Slaithwaite village. It is also only a short drive to junctions 23 & 24 of the M62 motorway for those who commute to any of the surrounding major conurbations.



Accommodation:

GROUND FLOOR

Hall 7'6" x 6'1"

A welcoming entrance area with staircase rising to the first floor.

W.C. 6'7" x 2'10"

Fitted with a white suite comprising a low flush w.c. and wash hand basin with tiled splashback. There are inset ceiling spotlights, and wood effect flooring.





Living Room

16'3" x 11'4"

A spacious reception room with windows to the front and side, and the chimney breast wall fitted with modern 'slatted' cladding. There is a door giving access into the integral garage, and an opening into:-



Dining Room

11'5" x 11'1"

Having windows to the side and rear, along with French doors taking you out to the rear garden.



Dining Kitchen

19'9" x 9'7"

Fitted with a range of wall, drawer and base units with worktops over which incorporate a quartz 1½ bowl sink with mixer tap. There is a 4-ring gas hob with extractor hood over, double oven/grill, space for a fridge/freezer, windows to 3 elevations, wood effect flooring, and ample space for a dining table.

Utility Room

6'2" x 4'8"

With a stable style door to the rear, tiled floor, plumbing for a washing machine, and access to under stairs storage.

Integral Garage

17'11" x 17'7"

With an electrically operated entrance door, gas fired central heating boiler, and internal door through into the living room.



FIRST FLOOR



Landing

With window offering lovely views to the rear. There is a pull-down loft access to a part boarded loft area with lighting.

TV Lounge

11'5" x 11'1"

What a fabulous room with an abundance of natural light provided by a bank of full height glazing which offer fine views over the fields and glazed doors open to a Juliet balcony.





Bedroom 1

17'9" x 17'4"

The door opens and then 2 steps down take you into this huge bedroom which is fitted with 3 sets of full height double wardrobes, windows offering lovely views to 3 elevations, and there is pull down access to a boarded loft area.



En Suite Shower Room

8'0" x 5'0"

Fitted with a modern white suite comprising low flush w.c., pedestal wash basin, and shower cubicle with mains shower over. There is a frosted window to the rear, inset ceiling spotlights, part tiled walls, wood effect flooring, and a ladder style radiator/towel warmer.





Bedroom 2

12'1" x 11'3"

A double bedroom with pleasant views to two elevations, a bank of floor to ceiling wardrobes, fitted shelving, and a dressing table with drawers beneath.



Bedroom 3

10'11" x 9'0"

Another double bedroom with views to the front.



Bedroom 4

10'11" x 7'1"

With a bulk head storage cupboard and views to the front.



Family Bathroom

10'0" x 8'5"

Fitted with a white suite comprising a double ended panelled bath with central taps, low flush w.c., pedestal wash basin, and a shower cubicle with mains fed shower over. There are frosted windows to the side and rear, part tiled walls, inset ceiling spotlights, ladder style radiator/towel warmer, and wood effect flooring.



OUTSIDE

There is ample parking on a tarmac driveway which leads up to the garage and access to a lawned front garden. There is access around both sides to a superb rear garden which has patio areas with fitted seating, access up to a sizeable 2 level decked sun terrace from where you can take in some far-reaching views, and lawned garden with trees and shrubs around the borders. This garden is ideal for outside entertaining, eating al fresco, or simply relaxing in wonderful surroundings.





Viewing

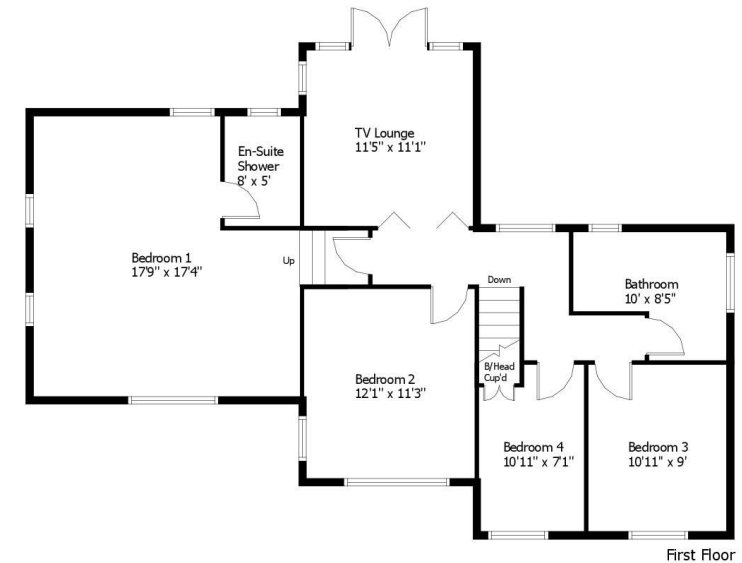
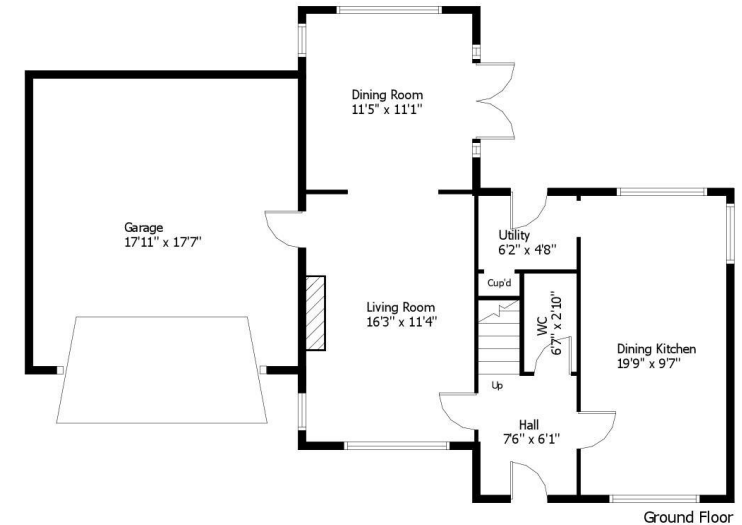
Strictly by appointment with Wm. Sykes & Son.

Location

Use the what3words address of parsnips.ripples.casually or proceed out of Slaithwaite up Bank Gate and turn left at the top onto Longlands Road. Claris House is the very last property on the right just before the road starts to climb up to Wilberlee.

Additional Information

- Council Tax – Band D
- Tenure – Freehold
- Energy Rating 71 (Band C)
- Utilities:-
 - Electricity – mains
 - Water – mains
 - Drainage – mains
 - Gas – Mains
 - Heating – gas fired central heating
 - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows a range of broadband services, including 'Ultrafast', are available in this area and mobile coverage at the property is offered by several providers.



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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