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## Back Green, Outlane Huddersfield, Yorkshire

**Price £299,950**

\*\*\*\* Offered with no upper chain \*\*\*\* Reduce to sell \*\*\*\*

\*\*\* Open to view Saturday 23rd November - 12pm - 2pm \*\*\*\*

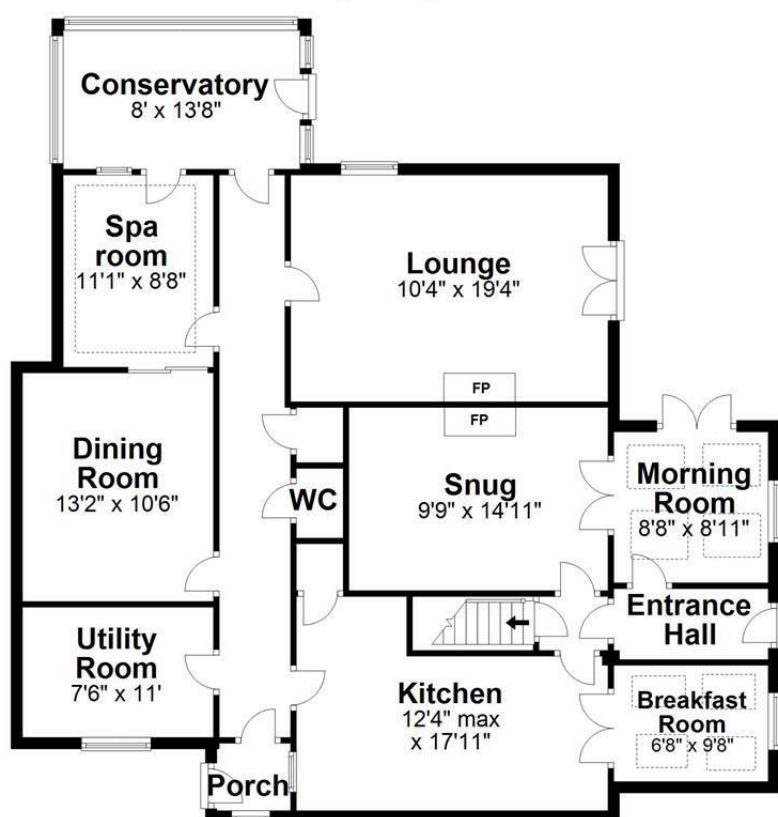
Conveniently situated to the heart of Outlane village is this deceptively spacious, substantially extended, detached family home. The property which may well prove suitable to the expanding family buyer offers easy access to local schooling, town centres and the M62 motorway network serving both Leeds and Manchester city centres respectively. The property has been maintained and improved by the current owners and offers flexible accommodation over three floors with four bedrooms, two of which enjoy en-suite facilities, whilst to the ground floor there is an entrance hall, utility room, kitchen, breakfast room, rear entrance hall, sun lounge, lounge, sitting room with conservatory, cloakroom WC and a second conservatory giving access to the garden. The property enjoys a gas central heating system and is uPVC double glazed while externally there are low maintenance gardens, patio and off road parking. Viewing highly recommended.

# Back Green, Outlane Huddersfield, Yorkshire

## Floorplan



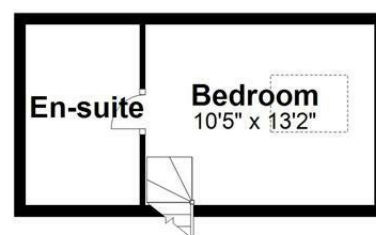
**Ground Floor**  
Approx. 1415.0 sq. feet



**First Floor**  
Approx. 680.3 sq. feet



**Second Floor**  
Approx. 208.7 sq. feet



Total area: approx. 2304.0 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors  
Plan produced using PlanUp.

Back Lane, Outlane, Huddersfield



# Back Green, Outlane Huddersfield, Yorkshire

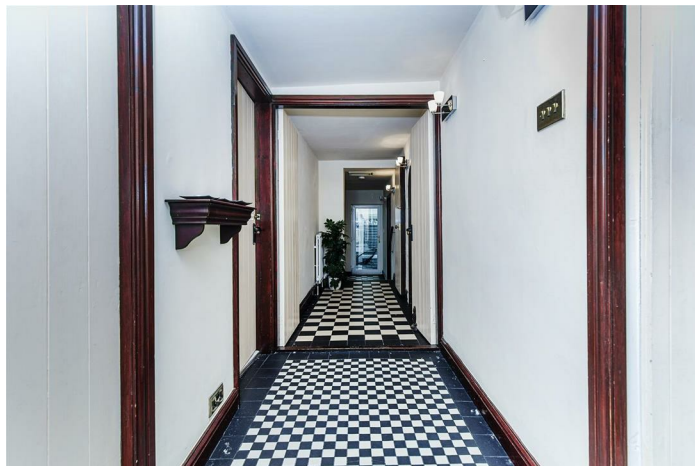
## Details



### Entrance Vestibule

A timber and glazed door opens to the entrance vestibule where there is a water point and a wall light point. From here a uPVC and double glazed door opens to the entrance hall.

### Entrance Hall



Enjoying a tiled entrance hall along with several wall light points, storage cupboard and two radiators. This room gives access to the following rooms.

### Cloakroom

Having a white suite comprising low flush WC and a vanity hand basin with useful storage cupboard beneath. Having oak style flooring along with a ceiling light point and a radiator.

### Utility

A most useful room with Amtico style flooring, plumbing for an automatic washing machine along with two uPVC double glazed windows to the side elevation, a ceiling light point and a radiator.

### Kitchen



Acting as the hub of this delightful family home, this room has a range of modern base cupboards, drawers, Walnut worktops with tiled splash backs and matching wall cupboards over. There is an inset one and a half bowl ceramic sink unit with overlying mixer tap, housing for a Stoves range style cooker with seven ring burner above and a concealed extractor fan, an integrated freezer, dishwasher space for a large freestanding American style fridge freezer, this room also houses the Baxi boiler. There are several ceiling light point along with a timber panelled ceiling and the kitchen units have several over cabinet lighting points. There is a large pantry cupboard and breakfast bar and tiled flooring runs throughout the room and there is also a radiator. From here a pair of French timber and glazed doors lead through to the breakfast room.

# Back Green, Outlane Huddersfield, Yorkshire

## Details



### Breakfast Room



A most useful room enjoying views over the front garden via a uPVC double glazed windows, there are Velux windows to the ceiling along with inset down lights and a ceiling light point. The walls are predominantly tongue and groove to dado height with a contrasting tiled floor and a radiator.

### Entrance

Having a uPVC double glazed door accessing the front garden. There are two Velux windows to the ceiling along with three wall light points. The walls are timber panelled to dado height along with a radiator and a tiled floor. A timber and glazed door leads through to the sun lounge.

### Sun Lounge



A lovely room with lots of natural light from four Velux double glazed windows to the ceiling along with a uPVC

double glazed window overlooking the front garden. Access can be gained to the stone flagged patio courtesy of a pair of French uPVC double glazed doors. There is Walnut laminate flooring throughout along with two wall lights points and a radiator. A pair of timber and glazed French style doors lead back to the sitting room.

### Sitting Room



A cosy reception room with original pitch pine to the ceiling along with exposed beams. There are various ceiling light points and wall light points along with a continuation of the aforementioned Walnut style laminate flooring and a radiator. The focal point of this room is an exposed fire surround home to a living flame gas stove.

### Dining Room



From the entrance access can be gained to a formal dining



# Back Green, Outlane Huddersfield, Yorkshire

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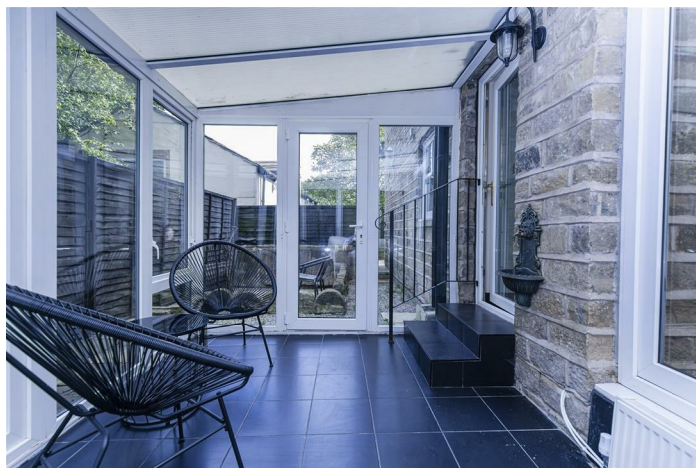
room enjoying several power points, two ceiling light points and a contemporary style vertically hung radiator. From here a pair sliding uPVC double glazed doors lead through to one of the conservatories.

### Spa Room



This conservatory is home to the indoor Jacuzzi and has a tiled floor along with part exposed stone walls and two wall light points. A pair of French uPVC double glazed doors give access to the conservatory.

### Conservatory



As the measurements would suggest, this lovely room could indeed be used as a third sitting room and has uPVC double glazed doors giving access to the patio and garden beyond, enjoying natural light.

### Lounge



This good sized principle reception has a lovely exposed red walnut hardwood timber floor, with two ceiling light points and three wall light points. There is a uPVC double glazed window to the side elevation along with a pair of French uPVC double glazed doors leading out onto the patio. The focal point of this room is an attractive cast iron style fire surround with matching inset and hearth, home to a living flame gas fire.

### First Floor Landing



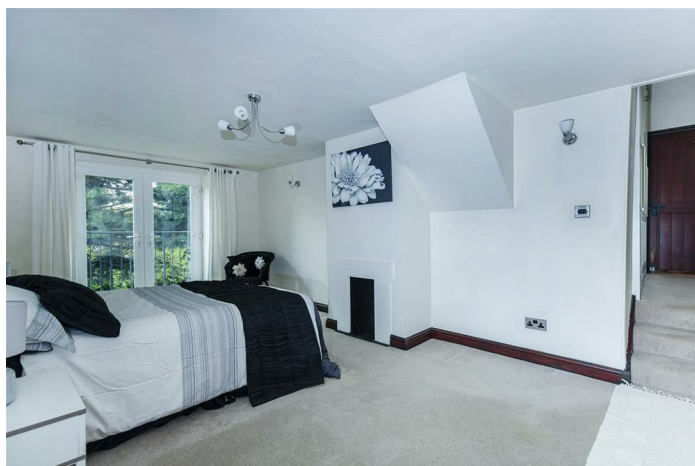
The staircase rises from the front entrance to the first floor landing where there is timber panelling to the ceiling along with a ceiling light point, a dado rail and a uPVC double glazed window looking out to the rear elevation. The landing gives access to a boarded and floored loft with a Velux window via a pull down ladder.

# Back Green, Outlane Huddersfield, Yorkshire

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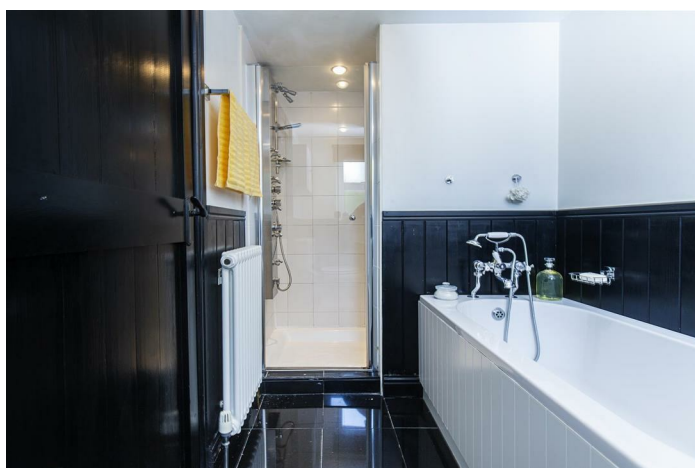


### Master Bedroom



A timber panel door leads through to the master bedroom where there is a dressing room that is fitted out with a range of high quality wardrobes and various hanging rails and shelving options. There are spot lamps to the ceiling along with a radiator. Light comes from the side elevation courtesy of a uPVC double glazed window. From the dressing room two steps lead down the master bedroom. Being of a particularly good size this room has a pleasant outlook to the front elevation courtesy of two uPVC double glazed French doors with a Juliet style balcony. There is a uPVC double glazed window to the side elevation allowing additional light along with a ceiling light point, a wall light point and a radiator.

### En-Suite



Having a white suite comprising low flush WC, pedestal hand

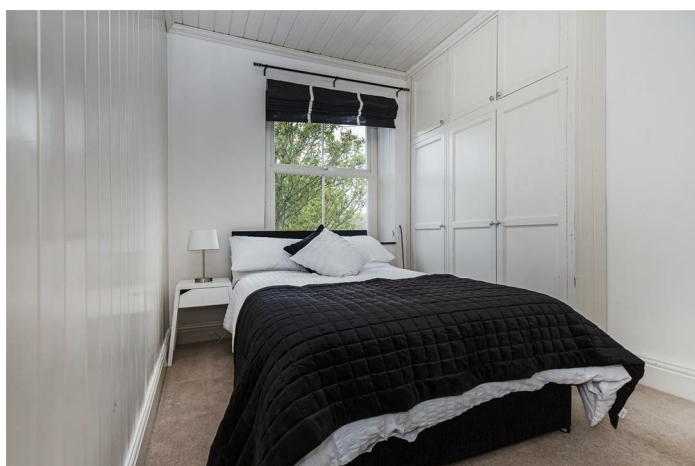
basin with chrome mixer tap over, a panelled bath with a Victorian style handset rising to a shower head and a walk in double shower cubicle with twin body jet showers. The walls are predominantly tiled with timber panelling to dado height, a ceiling light point and a radiator.

### Bedroom 2



This double room is also set to the front of the property and has pleasant outlooks towards Pennine Manor via two uPVC double glazed windows to the front elevation. There are wall length fitted wardrobes with various hanging rails and shelving options. There is timber panelling to the ceiling along with a storage cupboard over the bulkhead and a radiator.

### Bedroom 3



This double room is set to the front of the property and has a



# Back Green, Outlane Huddersfield, Yorkshire

## Details



similar outlook to bedroom two towards Pennine Manor. There is a uPVC double glazed windows to the front elevation, a radiator, timber panelling to the ceiling along with fitted wardrobes with various hanging rails and shelving options to the alcove.

### Bathroom



Having a white suite comprising low flush WC, pedestal hand basin and a panelled bath with twin taps over. There is also a corner sauna style shower cubicle (steam box) with integrated shower unit. The walls are tiled with a timber panelled ceiling, exposed timber panel flooring and a wall mounted chrome ladder style heated towel rail.

### Second Floor Landing

From the first floor the staircase rises up to the second floor. From here access can be gained to the following rooms.

### Bedroom 4



This good sized bedroom has an array of built in wardrobes, shelving and drawers. There are exposed beams to the ceiling along with inset down lights, two Velux double glazed windows and a radiator. A timber panelled door leads through to the en-suite.

### En-Suite



Having a modern white suite comprising low flush WC, pedestal hand basin and a panelled bath with Victorian style handset to shower head. There are tiled splash backs along with exposed floor boards, access to under eaves storage, inset down lights and a radiator.

### External Details

# Back Green, Outlane Huddersfield, Yorkshire

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To the side of the property there is a low maintenance gravelled area with walled boundaries and wrought iron access gate. To the front of the property there is a walled and fenced enclosed low maintenance garden area with stone flagged patio and pebbled off road parking for two cars.



# Back Green, Outlane Huddersfield, Yorkshire

Directions



## **Back Green, Outlane Huddersfield, Yorkshire**

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1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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