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**Green Slacks Lane, Scammonden
Huddersfield,**

**Offers in the region of
£1,000,000**

This wonderful six-bedroom detached family home enjoys a semi-rural setting with magnificent far reaching views and stands in approximately one third of an acre. It is presented to the highest standard throughout and is set in a perfect commuting base for Leeds and Manchester with the M62 close at hand. It has local amenities and the TransPennine Rail Link at Slaithwaite. The accommodation comprises a large hallway/utility with extensive storage, open-plan living/dining kitchen with integrated appliances, part of which has a high angled ceiling with beams, a wood burning stove and French doors, along with a stylish bathroom and study/playroom/optional seventh bedroom. On the first floor are, two double bedrooms with restricted head height. The lower ground floor has a fabulous oak staircase with glazed panels, a spacious hallway, four double bedrooms (the master with an en suite and bifold doors), a superb house bathroom with sauna, and an additional shower room. The property has an air source heating system, double-glazing and a security system. Externally, electric entrance gates give access to the block paved driveway providing extensive parking and access to the large double garage. The lovely gardens have fruit trees, herbs, formal lawns and seating areas. Only by an internal inspection can the accommodation, position and presentation be truly appreciated.

Green Slacks Lane, Scammonden
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Floorplan



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Living/Dining Kitchen



This room certainly has the wow factor, with glazing on all elevations, taking full advantage of the property's semi-rural setting with views across and down the valley. The use of furniture creates individual areas. The kitchen has extensive units to high and low levels, granite worktops with matching upstands and extending into the window sills, an inset one-and-a-half bowl stainless steel sink with grooved draining areas. A large central island unit provides a sociable eating and entertaining space and the worktops extend to create a breakfast bar, beneath which wine storage, etc. Integrated appliances comprise an induction hob with an extractor, a Neff fan oven, a combination Neff oven with a warming tray beneath, larder style fridges and freezer, and a dishwasher. There is ceiling downlighting and fabulous oak flooring, which extends throughout this open-plan space.

Dining Area



The dining area has a high angled ceiling incorporating oak beams and timbers, along with a feature staircase incorporating glazed balustrading leading down to the lower ground floor bedrooms. This area can accommodate a large formal dining table and links well with the kitchen and living space.

Living Area



The adjoining living area enjoys a dual aspect with windows on either side of the fireplace. The fireplace comprises exposed stonework and a raised hearth, home to a large wood burning stove. Large picture windows overlook the formal gardens and the moors in the distance. French doors lead out into the garden. This level has under floor heating, along with ceiling downlighting and provision for a wall-mounted TV. An oak door with a porthole style window leads into the inner hallway.

Inner Hallway

This has a staircase leading to the top floor bedrooms and a braced style external door with porthole window leading out into the garden. There is oak flooring and a radiator. Off this area is the bathroom.

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Bathroom



This stylish bathroom is presented to a high standard. It comprises a P-shaped bath with an extendable shower attachment, a rectangular hand basin with storage beneath and a low-level WC with a concealed cistern. There is contrasting feature wall tiling, an illuminated recessed alcove, an illuminated mirror above the hand basin, ceiling downlighting, an extractor fan and an upright chrome ladder style radiator.

Study/Playroom/Bedroom



This multipurpose room would make a perfect guest bedroom, but has been utilised as a home office and a children's playroom in the past. It has mullion style double-glazed windows, tiled flooring and ceiling downlighting.

Hallway/utility

An external door with a circular porthole style glazed insert opens into the large hallway/utility. This multipurpose space serves as an everyday entrance to the property and is also a large utility. It has an extensive array of fitted units providing useful storage and additional kitchen equipment. There is a worktop with a decorative mosaic style splashback, a circular stainless steel sink, plumbing for an automatic washer and space for a condensing dryer. This area is home to the heating system with a pressurised cylinder, along with the air source heat pump for the heating system. There is sensed ceiling lighting and fabulous feature flooring. An oak door with a porthole style window leads to the living/dining kitchen.

Lower Ground Floor Hallway



An open tread staircase with frosted glass balustrading leads down to the lower ground floor hallway. Of particular note are the oak doors with porthole style windows. Access can be gained to the four double bedrooms on this floor.

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Master Bedroom



This large and well-appointed double bedroom enjoys a dual aspect with double-glazed windows to one side and three-panel bifold doors incorporating blinds. There is a bank of fitted furniture comprising wardrobes, drawers and cupboard, along space for a flat screen TV. In front of the bifold doors is a pleasant seating area overlooking the garden and with views beyond. There is ceiling downlighting, a radiator and access to the en suite.

En Suite Shower Room

This room has electric under floor heating. It has a walk-in shower with an overhead waterfall style shower fitting and a hand-held shower attachment. The wide rectangular hand basin has drawers beneath and the low-level WC has a concealed cistern. There is a recessed alcove, a mirror, LED uplighting and ceiling downlighting. The room has an extractor fan, an upright ladder style radiator and tiling to the walls and floor.

House Bathroom



The high specification bathroom certainly has the wow factor with a large double-ended jacuzzi/air bath with body jets and an extendable hand-held shower attachment. The large walk-in shower has a tiled interior and seat, along with a waterfall style shower fitting and an additional hand-held shower attachment. It has an alcove for toiletries. The broad rectangular hand basin has drawers beneath and an illuminated mirror above. There is a low-level WC and a wall-mounted TV. The room also has a sauna with a tiled floor. There are speakers for the entertainment system, storage cupboards, wall and floor tiling, side double-glazed windows, downlighting and a stylish upright ladder style radiator.

Bedroom Two/Games Room



This very large room is perfect for a variety of uses, having

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been used as a playroom and cinema room. It is currently utilised as a large double bedroom with built-in furniture, double-glazed windows, downlighting and two radiators.

Bedroom Three



This is another large double bedroom with plenty of space for furniture, ceiling downlighting, a double-glazed window and a radiator.

Bedroom Four



This double bedroom has a dual aspect with rear and side double-glazed windows. It has plenty of space for furniture and a radiator.

Shower Room



This room is perfect to be used as an en suite to the two previous bedrooms. It has a corner quadrant shower cubicle with an overhead waterfall style shower fitting, a hand-held shower attachment and a recessed alcove for toiletries. The broad hand basin has storage beneath and an illuminated mirror with timer above. There is a low-level WC, along with tiling to the walls and floor, ceiling downlighting, an extractor and an upright ladder style radiator.

Top Floor Accommodation

From the inner hallway, the staircase rises to the top floor where two additional bedrooms are located.

Bedroom Five



This large double bedroom has restricted head height. It is light and bright with two Velux style windows and a window

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to the gable end, along with useful open storage to the eaves. There is plenty of space for furniture and a radiator.

Bedroom Six

This bedroom has a dual aspect with rear and side Velux windows and feature exposed timbers. It also has restricted head height. There is plenty of storage to the eaves and a radiator.

External Details



The property is set back from the road and accessed via automatic entrance gates set to a dry stone wall that bears the house name. The sweeping block paved driveway has a turning area and provides parking, leading to the house and garaging. On the left-hand side is a bin store area with gravel and trees. On the right-hand side with conifer screening is a lawned garden area with mature shrubs and a variety of fruit trees with eating and cooking apples, pears and plum. There is a level lawned garden with beds containing rhubarb, strawberries and various herbs, along with a timber and glazed summer house with twin doors and a seating area in front, which is a real sun trap. The property stands in approximately one third of an acre and enjoys stunning views over the valley. There is a stone flagged seating area that can be accessed from the French doors in the living room and the external door in the hallway. This seating area has railway style sleepers, creating steps with coloured slate and wrapping around the side of the home with lawns, mature beds and borders and perimeter walling. It could be described as a sunken garden and can be accessed from the bifold door and the master bedroom. It's a

perfect area for outdoor eating and entertaining, and has a built-in pizza oven, two circular seating areas and artificial turf. There is external lighting and power. A short run of steps lead up to a rockery garden area and a pathway to the rear of the property, with a perimeter wall and raised gravelled borders.

Garage

The stone built garage has two sets of twin timber doors with external lighting, power and water. It is covered by the house security system. There are steps up to a useful storage area with windows at either end, offering the potential to create a hobby space, etc.

Tenure

The vendor informs us the property is Freehold.

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Directions

