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01484 508000



**High Street, Scapegoat Hill**  
**Huddersfield, Yorkshire**

**Offers over £475,000**

A superb four-bedroom detached family home located in the favoured area of Scapegoat Hill, occupying a level plot. Having undergone a programme of updating and enhancement throughout, the property enjoys a semi-rural feel with the convenience of motorway access. The accommodation comprises a spacious entrance porch, hallway, wonderful lounge with wood-burning stove, separate dining room, fitted kitchen and a ground floor bedroom/study. On the first floor are three large double bedrooms, the master with an en suite shower room, and a family house bathroom with under floor heating. The property has gas fired central heating, uPVC double glazing, a security system and Smart CCTV. Externally, there is extensive parking provision on the driveway and a detached double garage. The rear garden enjoys a superb south-facing aspect with views encompassing Emley, Castle Hill, and Holme Moss in the distance. This is a home to be viewed at the earliest opportunity.

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Huddersfield, Yorkshire

Floorplan



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1876sq.ft. (174.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# High Street, Scapegoat Hill Huddersfield, Yorkshire

## Details



### Entrance Porch

A central uPVC entrance door flanked by two opaque glazed windows gives access to the entrance porch. This is wider than average and is perfect for storing shoes and coats, as well as having space for free-standing or fitted furniture. Of particular note is the superb flooring, and there is a large uPVC window, a radiator and a timber and glazed door with matching screens on either side which gives access to the hallway.

### Hallway

A good sized entrance hallway with useful storage cupboard beneath of particular note are the oak internal doors which can be found throughout the property. There is a radiator and access can be gained to the following rooms;

### Lounge



A very well presented principal reception room particularly light at bright, with double glazed bay window at the front and uPVC rear south facing french double doors and two further uPVC windows within the extended side sitting area. The focal point of the room is the limestone fireplace which upon a matching deep hearth stands a glazed door wood burner/multi fuel stove.

### Dining Room



The dining room is positioned to the rear of the property and enjoys a south-facing aspect. There is a large uPVC window overlooking the garden and French-style uPVC doors. The room can accommodate a good-sized formal dining suite and an eating area with space for further furniture. There are two radiators.

### Kitchen



The kitchen has been updated in more recent times and is particularly stylish in nature. Of particular note are the porcelain floor tiles. There is an extensive array of units at high and low level with sensor controlled under-lighting and illuminated glazed display cabinets. The brick-style tiling incorporates splash-backs, and there is a stainless steel sink with a single drainer. There is a Belling range-style cooker with a five-ring gas hob, an integrated dishwasher and a



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free-standing American-style fridge freezer. The room is particularly light and bright, with front and side uPVC windows along with a rear stable-style uPVC and glazed door. There is also a radiator.

### Study/Bedroom Four



This is a versatile room and enjoys a dual aspect with front and side uPVC windows. Our clients currently use the room as a home office/study, and it has a radiator.

### First Floor Landing

From the entrance hall, a staircase rises to the first floor landing. There is a drop-down ladder providing access to the loft space, which has additional insulation and boarding running the full length of the house, along with electric lighting. All the first floor rooms have oak doors.

### Bedroom One



This is a particularly light and bright double bedroom enjoying a dual aspect with a uPVC side window and a south-facing rear window, taking in the 180-degree views looking towards Emley, Castle Hill and over towards the Holme Valley. The room can accommodate a good amount of fitted or free-standing furniture. It has a radiator and the advantage of having its own en suite.

### En Suite Shower Room

The stylish shower room has a double shower enclosure with a tiled interior and a Triton T80 independent shower, a wide rectangular hand basin with drawers below and sensor lighting, and a low-level WC. There is tiling to the walls and floor, an illuminated mirror, an extractor fan and an obscured uPVC rear window.

# High Street, Scapegoat Hill Huddersfield, Yorkshire

## Details



### Bedroom Two



This large double bedroom enjoys a dual aspect, with a side window and a rear south-facing window enjoying a similar aspect to the master bedroom. It has a large sliding door wardrobe incorporating hanging rails and shelving. The room is stylishly presented and can accommodate a good amount of free-standing furniture. There is provision for a wall-mounted TV and a radiator.

### Bedroom Three

This large double bedroom is positioned at the front of the property and has a uPVC window. There is access to the loft area, which could be utilised for further storage, and a radiator.

### House Bathroom



The bathroom has a three-piece suite comprising a corner

whirlpool bath with curved shower screen and wall-mounted shower fitting, a rectangular trough-style hand basin with cupboards below, and a low-level WC. There is tiling to the walls and floor, an opaque south-facing window, and a radiator. This room has under floor heating and an integrated music system.

### External Details



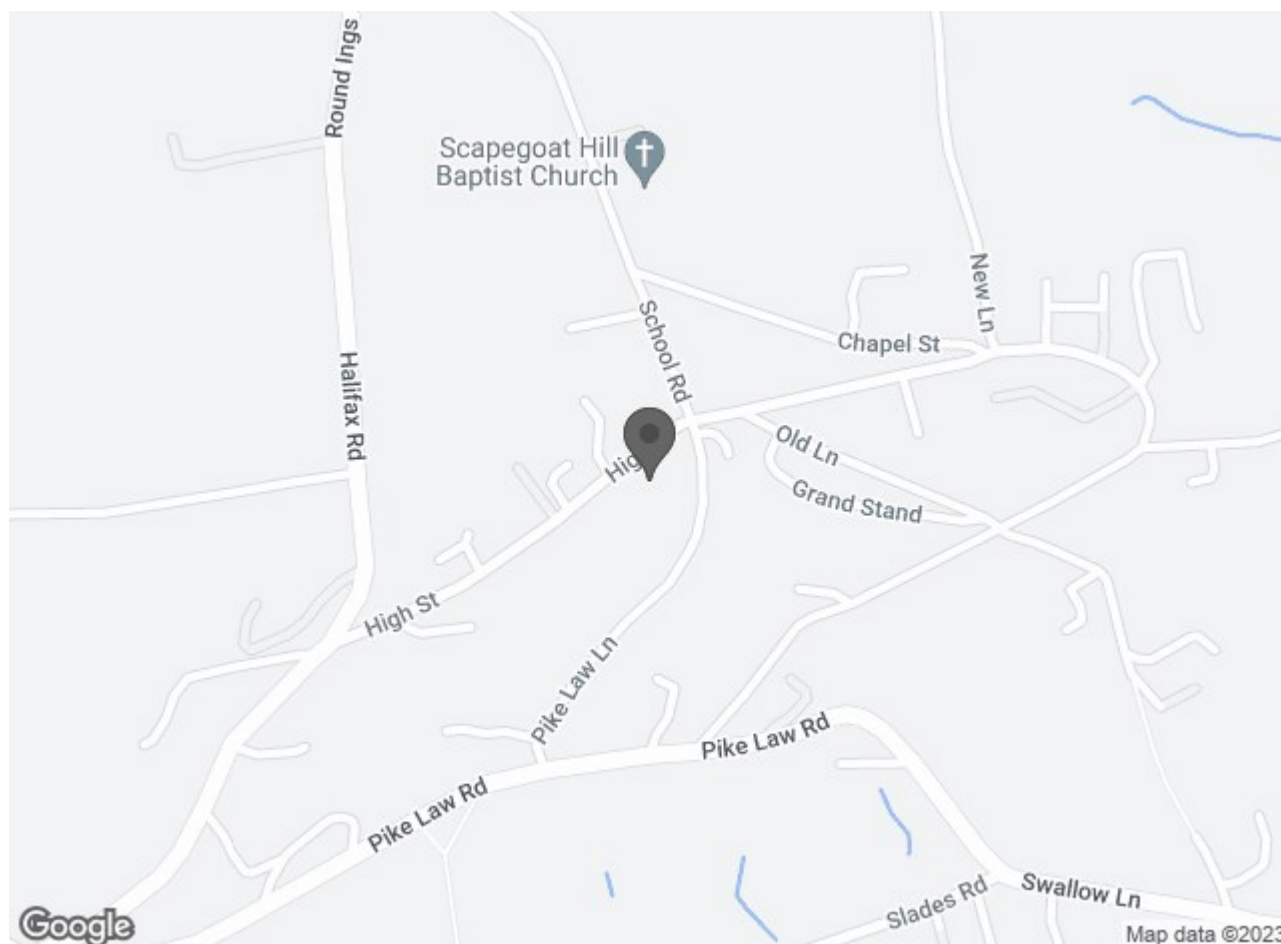
Immediately in front of the property is a perimeter stone wall with timber gates onto the driveway. There are gravelled and planted borders with a fence on one side and a hedge on the other. Extensive parking is available on the driveway. There is outside lighting and a Smart CCTV system. On the left hand side, the driveway continues and gives access to the detached double garage. The rear garden enjoys a south-facing aspect, making it a real sun trap, and unlike many gardens, it is nice and level. There is a large patio area which can be accessed from the French doors in the lounge and dining room. Adjoining this is a shaped lawned level garden with mature flower beds and borders. The views are superb, particularly looking back towards Holme Moss and the National Park in the distance.

### Double Garage

This has an automatic entrance door, power and lighting, as well as a side uPVC window and personal door. The rear section can be utilised as a workshop or utility and has units, power and lighting. There is a built-in fridge freezer and dryer.

# High Street, Scapegoat Hill Huddersfield, Yorkshire

Directions



## High Street, Scapegoat Hill Huddersfield, Yorkshire

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