



Dingley Road, Huddersfield HD3 3AY

welcome to

Dingley Road, Huddersfield

An exceptional four-bedroom executive detached family home situated within an exclusive gated development in one of Huddersfield's most sought-after residential locations. Offering a stunning open-plan family kitchen, multiple reception rooms, games room, double garage and private garden.



Entrance Hall

An impressive and welcoming entrance hallway that sets a bright, refined tone for the home. Sleek tiled flooring and an elegant feature staircase create a striking focal point, while the spacious layout provides easy access to the principal ground-floor rooms and ample room for coats, shoes, and everyday essentials.

Open Plan Kitchen/Dining

23' x 15' 11" (7.01m x 4.85m)

A stunning open-plan kitchen and dining space, ideal for modern family living. The kitchen is fitted with a range of contemporary wall and base units with integrated appliances and a dishwasher. There is generous worktop space, and ample American fridge/freezer space. The adjoining dining area comfortably accommodates a large dining table and benefits from excellent natural light, making it perfect for both everyday use and entertaining.

Lounge

15' 11" x 17' 5" (4.85m x 5.31m)

A spacious and beautifully presented living room featuring a focal fireplace with a log burner, creating an inviting atmosphere. There is ample space for comfortable seating, ideal for relaxation. The living room is presented with neutral decoration allowing for a range of furnishing styles.

Games Room

16' 8" x 17' 6" (5.08m x 5.33m)

A superb and versatile room, currently arranged as a games and entertainment space featuring a full-size pool table. The room is well-proportioned and benefits from recessed ceiling lighting, creating an ideal setting for entertaining, family use or a home cinema setup.

Reception Room Three

14' x 12' 8" (4.27m x 3.86m)

A charming and versatile reception room. The room benefits from a large bay window allowing excellent natural light, complemented by recessed ceiling spotlights. Generous space is provided for

comfortable seating and storage, with fitted shelving creating an ideal home office, reading room or additional lounge area. A flexible space well suited to modern living requirements.

W/C

A modern ground-floor w/c featuring contemporary fixtures, including a sleek toilet and pedestal sink. The space is finished with clean, stylish detailing and benefits from underfloor heating, adding comfort and warmth to this practical everyday convenience.

Utility Room

7' 5" x 5' 1" (2.26m x 1.55m)

The utility room offers practical space for everyday living, with a washing machine and tumble dryer for practicality. It's an ideal area for keeping household items organised and separate from the main living spaces.

Landing

The first-floor landing is finished with soft fitted carpet and features a distinctive circular window that brings in natural light. From here, you have direct access to all rooms on the first floor, creating a bright and welcoming central space within the home.

Bedroom One

10' 10" x 12' 8" (3.30m x 3.86m)

Stylish and serene master bedroom featuring a large bed, elegant dark feature wall and recessed lighting. Includes ample storage with dresser and nightstand. This bedroom has direct access to the en suite, ensuring privacy and comfort.

En Suite

A fully tiled and neatly presented en suite featuring both a separate bath and a spacious shower enclosure. The room includes a modern w/c and fitted sink, underfloor heating with contemporary finishes that create a relaxing atmosphere while offering a sense of privacy.

Bedroom Two

9' 1" x 12' 7" (2.77m x 3.84m)

This spacious double bedroom offers a comfortable and inviting feel, finished with soft fitted carpet underfoot. A large window allows plenty of natural light to fill the room, creating a bright and airy atmosphere. Built-in wardrobes provide excellent storage, keeping the space neat and clutter-free. A well-proportioned room ideal for a main or guest bedroom.

En Suite

A well-appointed en suite featuring a modern shower enclosure and sleek, fully tiled finishes. Underfloor heating adds a touch of comfort and warmth, while contemporary fixtures and clean lines create a practical yet inviting space designed for everyday ease and privacy.

Bedroom Three

9' 3" x 16' 4" (2.82m x 4.98m)

This well-proportioned third bedroom comfortably accommodates a large bed, making it a versatile space for family, guests, or a home office. A window allows natural light to brighten the room, while the fitted carpet adds warmth and comfort underfoot. A radiator provides efficient heating, ensuring the room stays cosy throughout the year.

Bedroom Four

16' 3" x 11' 10" (4.95m x 3.61m)

This generously sized fourth bedroom is currently arranged with two single beds, highlighting just how spacious and versatile the room is. There is ample floor space for additional storage, wardrobes, or dressing tables, making it ideal for family living or guests. A window allows natural light to brighten the room, while the fitted carpet adds warmth and comfort.

Bathroom

This beautifully appointed bathroom offers a refined blend of comfort and sophistication, featuring both a generous walk-in shower and a deep, indulgent bath for the ultimate flexibility. Underfloor heating



view this property online williamhbrown.co.uk/Property/HDF118557



welcome to

Dingley Road, Huddersfield

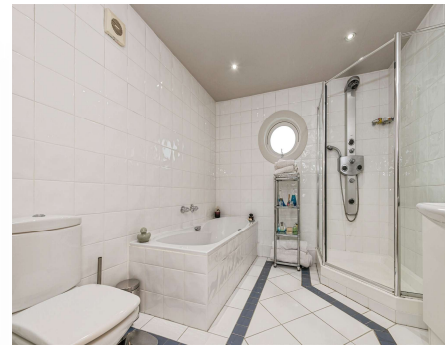
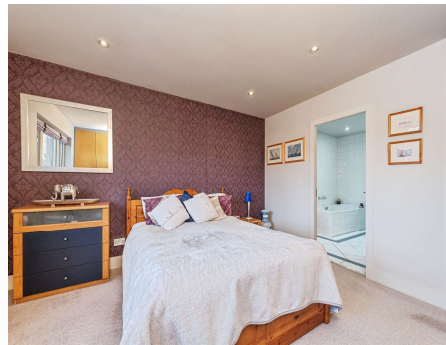
- Exclusive gate development
- Approximately 3 reception areas plus games room
- Stunning open-plan family kitchen
- 4 generous bedrooms plus 2 en-suites
- Underfloor heating throughout ground floor

Tenure: Freehold EPC Rating: C

Council Tax Band: G

offers in the region of

£790,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF118557



Property Ref:
HDF118557 - 0016

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk