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Round Hill House, Round Hill Close  
Skelmanthorpe, Huddersfield



## Round Hill House, Round Hill Close Skelmanthorpe, Huddersfield

Offers Over £600,000

THIS FLAWLESSLY PRESENTED FIVE-BEDROOM DETACHED TURN-KEY HOME IS DISCREETLY NESTLED IN A PRIVATE LOCATION A STONES THROW FROM THE HEART OF SKELMANTHORPE, A SOUGHT-AFTER VILLAGE. FOLLOWING AN EXTENSIVE RECENT RENOVATION, WHICH INCLUDES THE ADDITION OF A CHARMING ORANGERIE OVERLOOKING THE SOUTHEAST-FACING REAR, THIS CONTEMPORARY RESIDENCE IS A MUST-SEE TO FULLY APPRECIATE ITS QUALITY. OFFERING AN IDEAL LOCATION FOR COMMUTERS BOUND FOR MAJOR CITIES LIKE LEEDS, WAKEFIELD, AND SHEFFIELD, WITH CONVENIENT ACCESS TO THE NEARBY M1, YET SURROUNDED BY PICTURESQUE COUNTRYSIDE WITH ENDLESS WALKING TRAILS. ADDITIONALLY, HIGHLY RESPECTED LOCAL SCHOOLS ARE JUST A SHORT WALK AWAY, ENHANCING THE APPEAL OF THIS PROPERTY.

## DESCRIPTION

The ground floor layout has undergone a remarkable transformation, creating an open-plan design that seamlessly connects living areas while allowing for desired privacy. The hallway features a practical storage cupboard and convenient access to the garage, leading directly into the contemporary kitchen. This exceptional space is meticulously finished with sleek storage units complemented by Quartz countertops, including a central island with breakfast bar seating. Premium appliances by Neff, including a double oven and induction hob, along with a fridge, freezer, dishwasher, wine cooler, and Quooker tap, enhance the functionality and style of the kitchen. Adjacent to the kitchen, a bright breakfast area opens into the exquisite Orangery, featuring a stunning Lantern ceiling and patio doors that extend to the secluded rear garden,



creating an inviting space for dining and relaxation, perfect for entertaining guests. Custom-fit electric blinds, negotiable separately, adorn the windows, adding convenience and style. Completing the flow of the living space, a spacious sitting room connects seamlessly to the kitchen. Positioned at the front, a bay window illuminates the home office, while a practical utility room and WC round off the ground floor accommodation.

The Primary suite is an exquisite double bedroom boasting three front-facing windows offering breathtaking views towards Emley Moor. An impeccably presented ensuite bathroom leads to a stunning dressing room adorned with integrated storage solutions. Notably, this space was originally a separate bedroom and could effortlessly be converted back into one. Bedroom two, another generously sized double, also enjoys the captivating front-facing views and features convenient Jack and Jill access to the elegant family bathroom. Positioned towards the rear elevation, bedrooms four and five offer a pleasant outlook over the well-manicured and extremely private rear garden.

A private driveway, shared by just three properties, leads to ample off-street parking and grants access to the integral double garage with electric sectional door, spacious enough to accommodate a large SUV. The landscaped rear garden offers serene privacy, featuring a patio seating area accessible from the Orangery, a generous lawn, and beautifully planted mature borders.

### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band E

EPC: C

What3Words: conquests.berated.qualified

Parking: Garage, Driveway

### UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Superfast Available

Mobile Coverage: 4G Available - check with your provider.

### AGENT NOTES

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. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

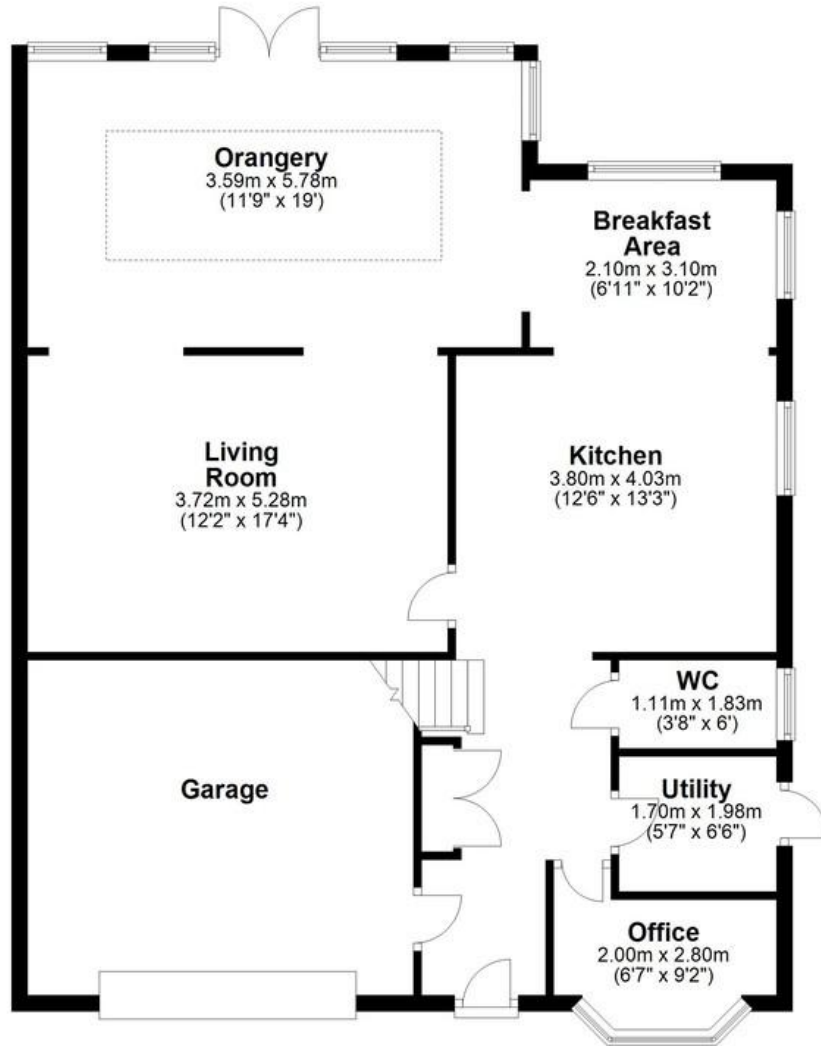
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



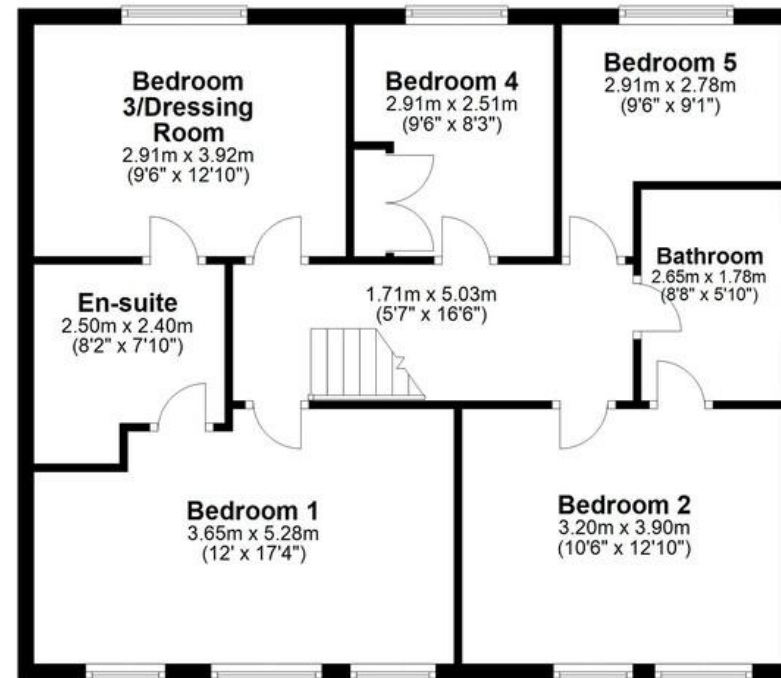
### Ground Floor

Approx. 104.3 sq. metres (1123.1 sq. feet)



### First Floor

Approx. 75.0 sq. metres (807.5 sq. feet)

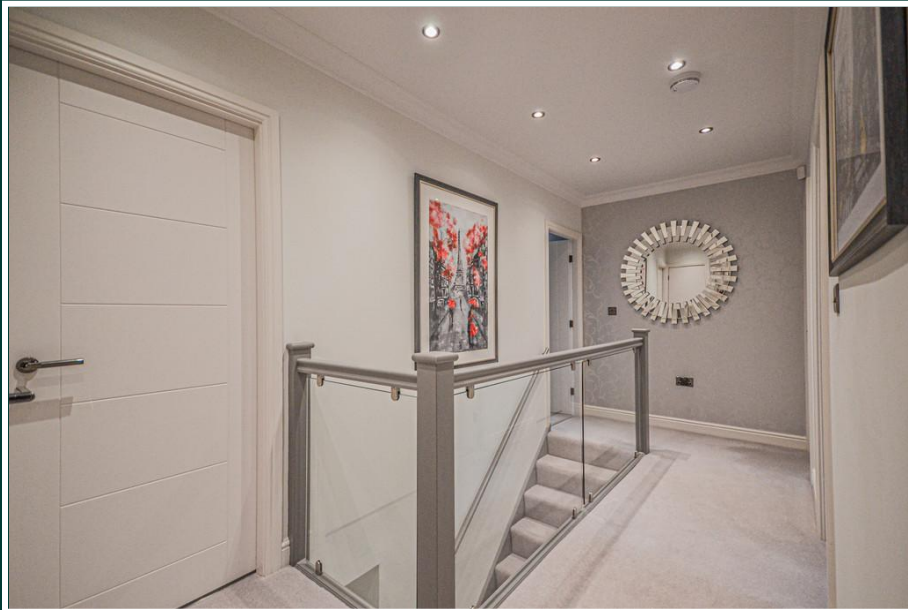


Total area: approx. 179.4 sq. metres (1930.7 sq. feet)



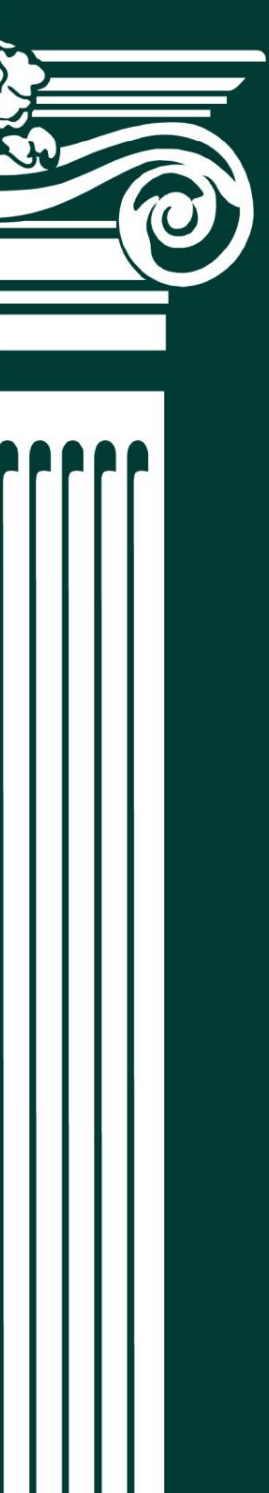


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