



## 48 Bluehills Lane

Lower Cumberworth, Huddersfield, HD8 8RQ

**Guide price £250,000**





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Nestled in the charming village of Lower Cumberworth, Huddersfield, this delightful three-bedroom house on Bluehills Lane offers a perfect blend of modern living and serene surroundings. Built in 2009, the property boasts a contemporary design and is situated within an exclusive estate, ensuring a sense of community and privacy.

Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for both relaxation and entertaining. The well-appointed kitchen flows seamlessly into a lovely conservatory, which bathes the space in natural light and offers a picturesque view of the well-kept gardens. This area is perfect for enjoying morning coffee or hosting gatherings with family and friends.

The property features three comfortable bedrooms, providing ample space for a growing family or guests. The bathroom is thoughtfully designed, catering to all your needs with modern fixtures and fittings.

Outside, the well-maintained gardens offer a tranquil retreat, ideal for outdoor activities or simply unwinding after a long day. Additionally, the property includes parking for two vehicles, adding to the convenience of this lovely home.

This residence is not just a house; it is a place where memories can be made, set in a peaceful location that is still within easy reach of local amenities and transport links. If you are seeking a modern family home in a desirable area, this property on Bluehills Lane is certainly worth considering.

### Entrance Porch

External door into the porch. Space for shoes and coats. Door into the lounge and WC.

### WC

Wc and sink. Front facing window.

### Lounge Area

Front facing bay window. Feature fire place with fire. Stairs to the first floor with built in storage.

### Dining Area

Space for a dining table and chairs. Doors into the kitchen and conservatory.

### Kitchen

Rear facing window. Wall and base units with space for fridge freezer, washing machine, oven, hob with extractor fan and sink with drainer.

### Conservatory

Another reception room with rear external door onto the garden.

### Bedroom One

Front facing window. Space for a double bed and built in fitted wardrobes.

### Bedroom Two

Rear facing window. Space for a double bed and wardrobes.

### Bedroom Three

Rear facing window. Space for a bed or an office.

### Bathroom

Side facing window. WC, pedestal sink and bath with shower over.

### Exterior

To the front of the property there is a lawn and driveway. To the rear of the property there is a lawn, patio and pebbled areas with shrubbery. Space for a shed.



Road Map



Hybrid Map



Terrain Map



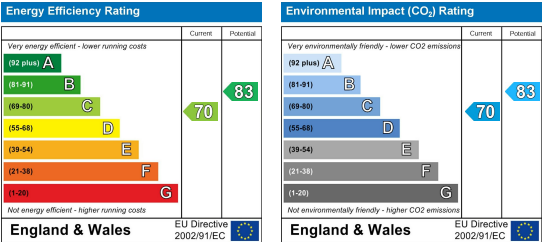
Floor Plan



Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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