



Applegate
Properties



- Attractive Period Detached
- Three Bedrooms
- Double Driveway, Garage and Gardens
- Stylish and contemporary interior

Benomley Drive, Huddersfield, HD5 8LX

A fully modernized yet characterful and spacious three bedroom detached with stunning landscaped gardens and garage in regarded residential area close to both popular Almondbury village and Huddersfield town centre.



PROPERTY DESCRIPTION

Being ideally located close to both the regarded village amenities and schooling of Almondbury as well as easily accessible for Huddersfield town centre is this attractive period detached. Being fully yet sympathetically modernized in recent years, the property offers spacious and contemporary three bedroom accommodation while retaining a characterful charm throughout. Standing in generous plot within this leafy suburb the property has a double driveway and generous landscaped gardens.

Having gas central heating and stylish fittings throughout, this stunning property may well suit the needs of the young family and briefly comprises: Front Porch/Study, Inner Hallway with stairs to first floor, cosy yet spacious Living Room with feature limestone fireplace and leaded bay window, stunning Dining Kitchen fitted with a range of contemporary units with integrated appliances, central island, 'Herringbone' flooring, space for gas range, useful pantry store and full width bi-folding doors leading out the garden.

To the First Floor a generous landing leads to three well proportioned bedrooms, all with fitted wardrobe space and spacious House Bathroom furnished with a stylish and contemporary five piece suite with contrasting tiled surround including 'his and hers' wash basins, walk-in shower, LED feature lighting and fitted TV screen. Externally, the property stands in a generous plot and approached by two gated driveways, one leading to an attached tandem garage, front lawn with well stocked borders and mature trees. Gated access leads to the rear with decked seating area leading from the kitchen and steps down to sectional lawned gardens with pergola, further paved seating area, feature bar and mature trees.

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.

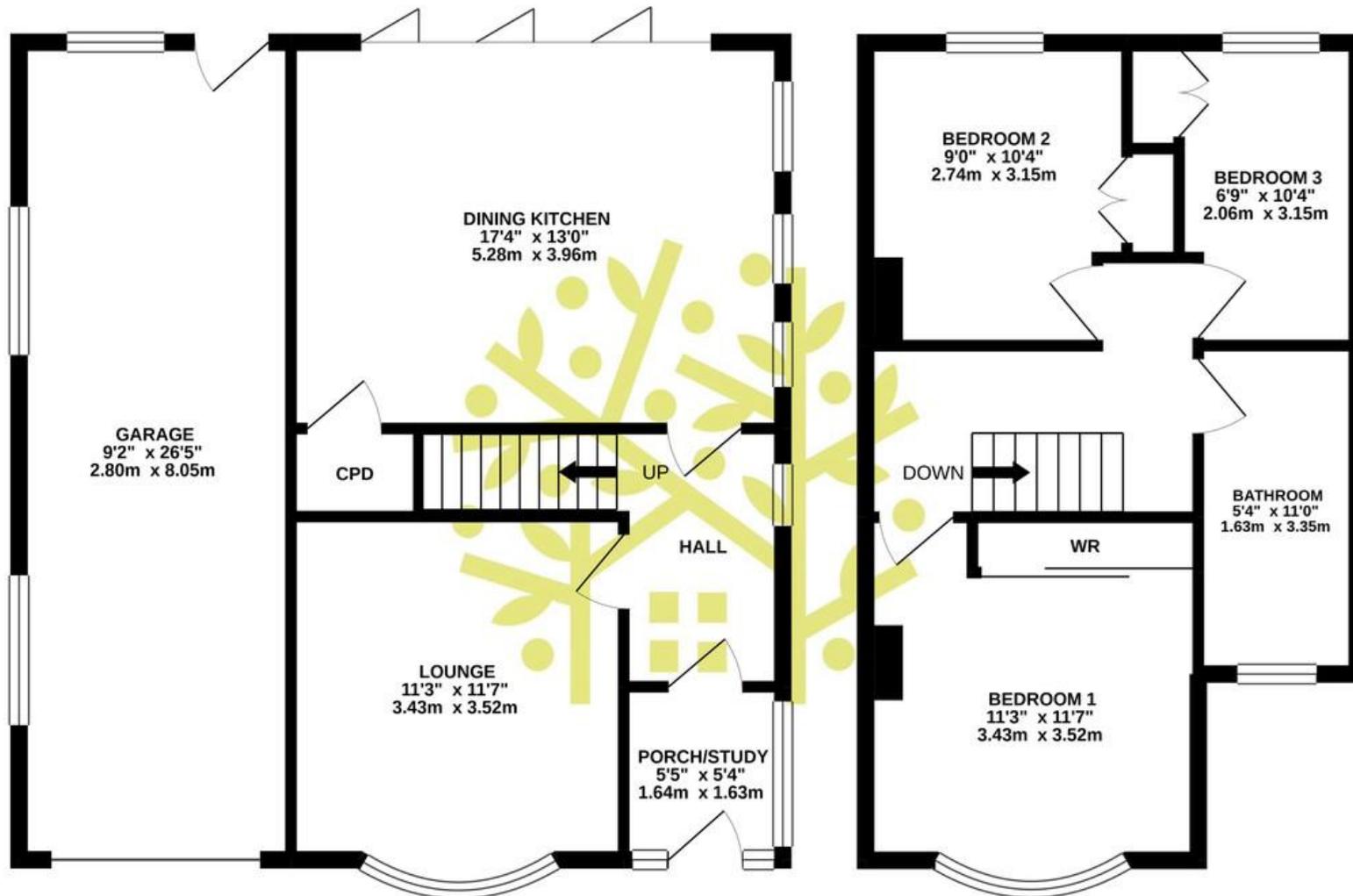




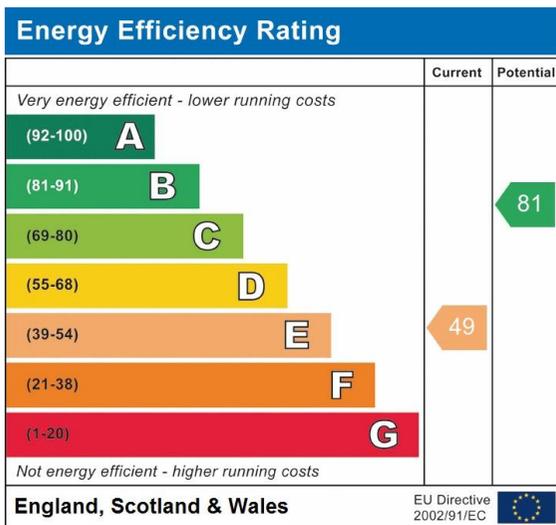


GROUND FLOOR

1ST FLOOR



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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Address:
Benomley Drive, Huddersfield

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.30pm

Saturday – 9.00am – 4.00pm

Saturday – 4.00pm – 5.30pm (reception team)

Sunday – 9.00am – 5.30pm (reception team)

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