

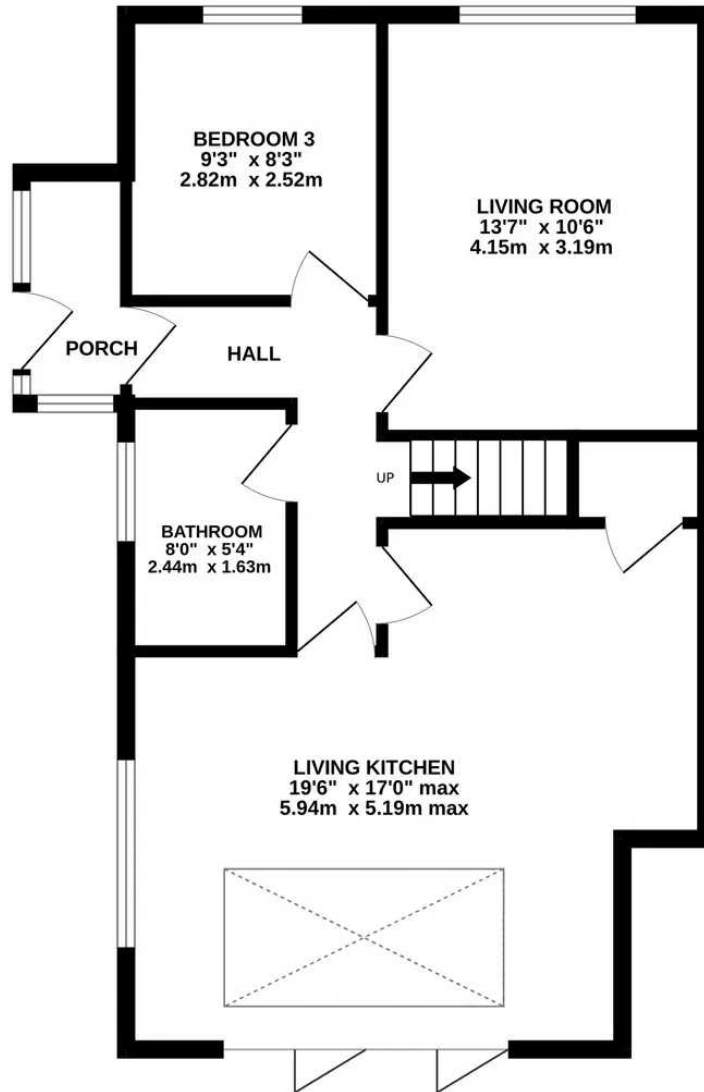


Hayfield Avenue, Huddersfield

Huddersfield

Offers in Region of **£325,000**

GROUND FLOOR



1ST FLOOR



HAYFIELD AVENUE

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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Hayfield Avenue

Huddersfield, Huddersfield

A detailed inspection is essential to appreciate this well appointed and extended three bedroomed semi detached house with bedrooms to both ground and first floor, and situated at the end of a Cul-De-Sac bordering open fields with lovely far reaching views.

The property has stylish modern interior with air source heat pump with underfloor heating to both ground and first floor. The main feature of the property is a lovely living kitchen with glazed atrium and bi-fold doors situated to the rear. There is PVCu double glazing, CCTV to front, side and rear and briefly comprising to the ground floor; entrance porch, entrance hall, living room, living kitchen, bedroom three and bathroom. To the first floor a landing leads to a master bedroom with French doors and Juliette balcony, ensuite shower room and walk-in wardrobe, bedroom two and bedroom 4/ study. Externally there is off road parking at the front, driveway to the side, detached concrete sectional garage and rear garden with a stone flagged patio and lawn.

Council Tax band: C

Tenure: Freehold





Entrance

7' 6" x 2' 8" (2.29m x 0.81m)

With a PVCu double glazed windows, ceiling light point, tiled floor and from here a PVCu and sealed unit double glazed door opens into an L-shaped entrance hall. This has inset LED downlighters, oak flooring, cupboard housing the consumer unit and electric meter and to one side a staircase rises to the first floor. From the hallway access can be gained to the following rooms:-

Living Room

13' 7" x 10' 6" (4.14m x 3.20m)

A comfortable reception room which has a PVCu double glazed window looking out to the front, there is a ceiling light point and as the main focal point of the room there is a feature fireplace with surround and flame effect log electric fire.



Living Kitchen

19' 6" x 17' 0" (5.94m x 5.18m)

A lovely bright well-proportioned living space which features a glazed atrium, powder coated aluminium three section bi-fold doors and a PVCu double glazed window looking out across fields and views across to Holme Moss. There is oak flooring, storage cupboard beneath the stairs which houses the manifold for the underfloor heating, the kitchen is fitted with a range of matte white shaker style base and wall cupboards, drawers, pan drawers, and complimented by overlying granite effect worktops with matching splashbacks, there is an inset one and a half bowl single drainer sink with chrome mixer tap, four ring induction hob with stainless steel extractor hood over, electric double oven together with a host of integrated appliances, an island unit with matte grey base cupboards and drawers with contrasting overlying worktops which extend to form a breakfast bar. There are inset LED downlighters, ceiling light point and two angled spotlights within the glazed atrium.

Ground Floor Bathroom

8' 0" x 5' 4" (2.44m x 1.63m)

With a frosted PVCu double glazed window, inset LED downlighters, floor to ceiling tiled walls, tiled floor, extractor fan and fitted with a suite comprising; panelled bath, vanity unit incorporating wash basin, low flush w.c. and corner shower cubicle with chrome shower fitting.





Bedroom Three

9' 3" x 8' 3" (2.82m x 2.51m)

With a PVCu double glazed window enjoying some far reaching views across the fields and playing fields, there is also a ceiling light point.

First Floor Landing

With inset LED downlighters and loft access. from the landing access can be gained to the following rooms:-

Bedroom One

11' 8" x 10' 5" (3.56m x 3.18m)

A good sized double room which has inset LED downlighters PVCu double glazed windows to the side elevation with Juliette balcony and from here there are some wonderful panoramic views across to Castle Hill and Holme Moss. To either side of the bedroom there are doors giving access to a walk-in wardrobe and ensuite shower room.

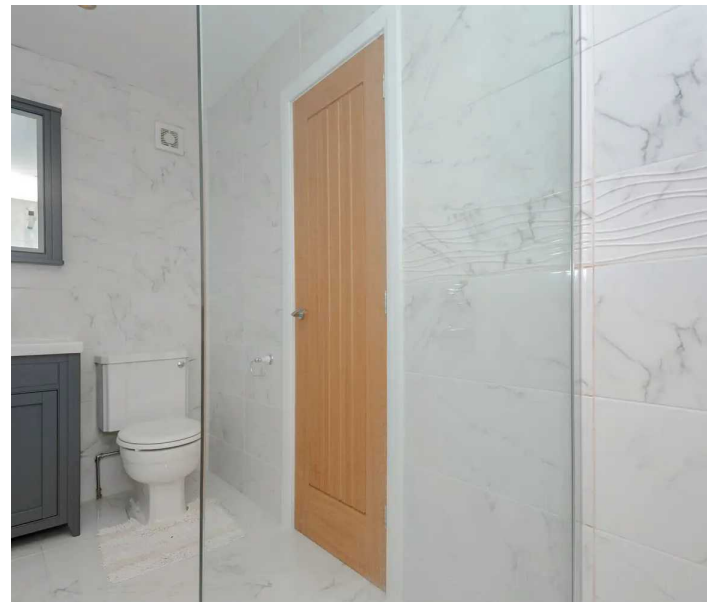
Walk-in Wardrobe

8' 3" x 8' 5" (2.51m x 2.57m)

Ensuite Shower Room

9' 9" x 4' 7" (2.97m x 1.40m)

With a frosted PVCu double glazed window, inset LED downlighters, floor to ceiling tiled walls, extractor fan, tiled floor and fitted with a suite comprising; vanity unit incorporating wash basin with chrome mixer tap, low flush w.c. and large walk-in shower with glazed panel and fixed chrome shower rose.



Bedroom Two

10' 0" x 9' 0" (3.05m x 2.74m)

With a PVCu double glazed window with views across to Castle Hill there is also a ceiling light and high level plug socket and aerial socket ideal for mounting a flat screen TV.

Study/Bedroom Four

10' 7" x 8' 5" (3.23m x 2.57m)

This has a beam beyond which the ceiling level lowers and as a result has a restricted head height, there is a Velux double glazed window, inset LED downlighters and high level plug socket with USB port and aerial socket.



GARDEN

To the side of the property there is a raised flagged pathway with outside cold water tap and Samsung air source heat pump. The side of the property is bordered by a dry stone wall with a lovely south facing aspect across open fields stretching across to Castle Hill and Holme Moss. The rear garden has a stone flagged patio, lawn, timber garden shed, outside power point and external lighting.

PARKING

4 Parking Spaces

Across the front of the property there is a tarmac parking area for three cars with the driveway continuing down the right hand side and leading to a detached concrete sectional single garage with an up and over door and courtesy door.





ADDITIONAL DETAILS

SECURITY

The property has CCTV to the front side and rear.

DIRECTIONS

Using satellite navigation enter the postcode HD3 4FZ

VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



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