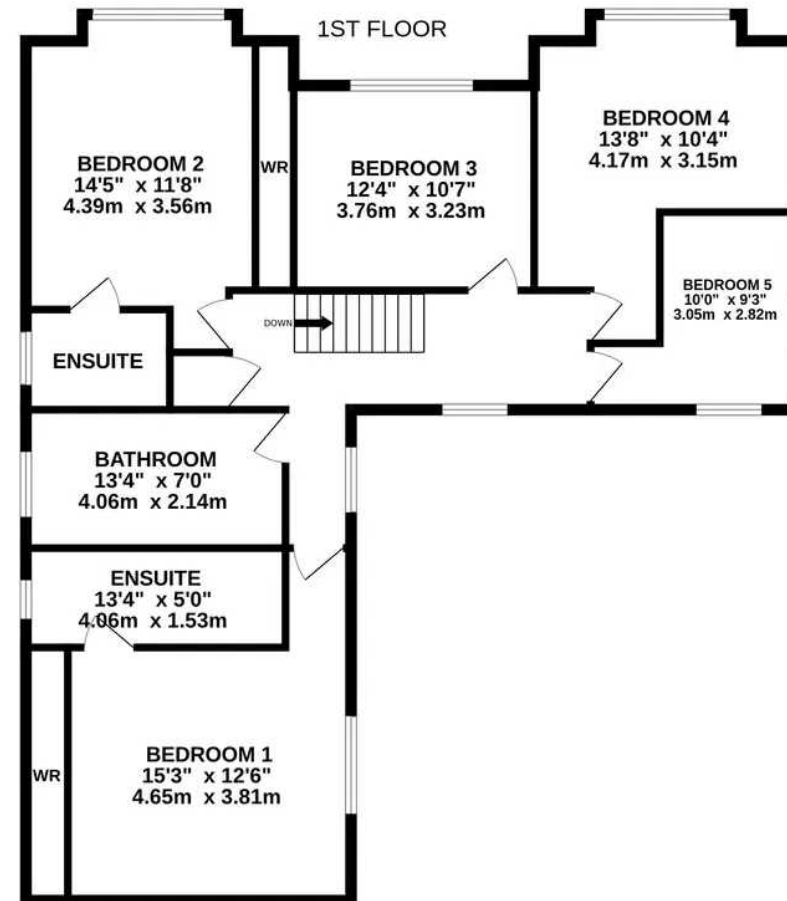
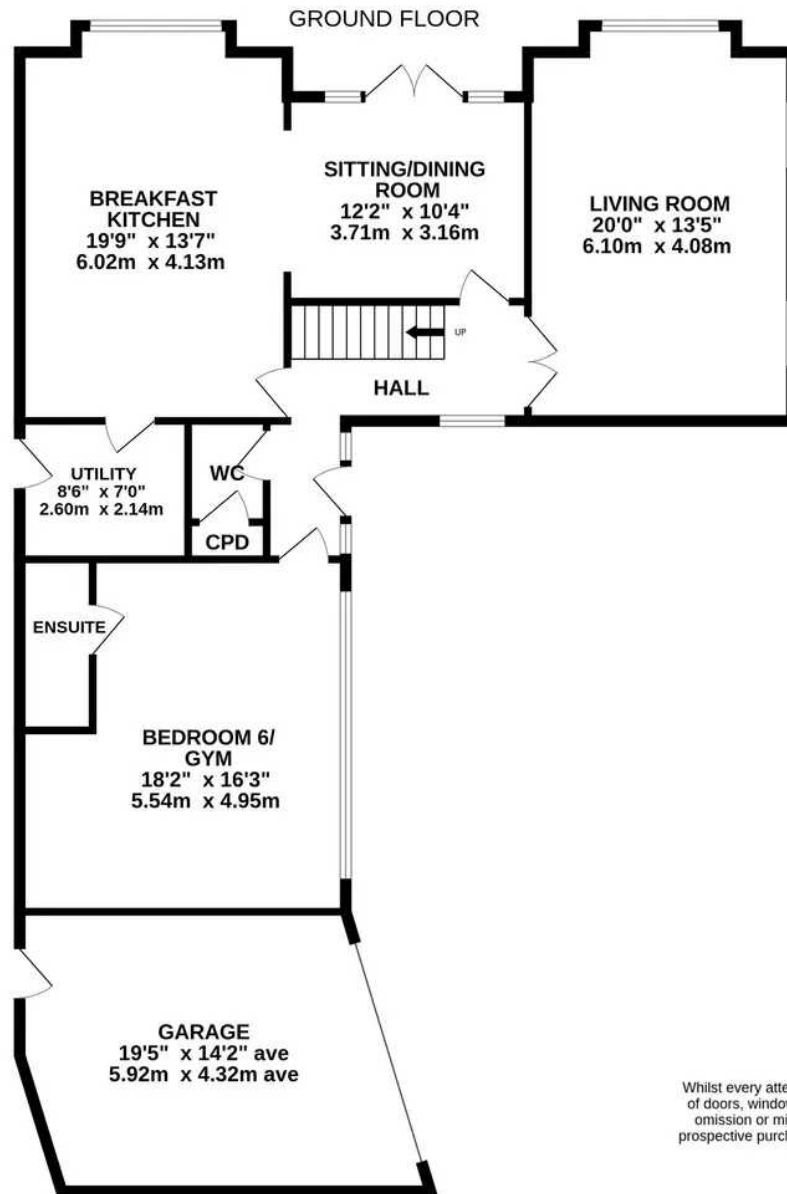




**2a Le Marchant Avenue, Huddersfield**  
Huddersfield

Offers in Region of **£795,000**



LE MARCHANT 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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## 2a Le Marchant Avenue

Huddersfield, Huddersfield

Beautifully renovated detached family home on Le Marchant Avenue. Close to amenities, schools, with flexible living spaces, newly renovated, high-security features, ample parking, and a low-maintenance garden. Ideal for families. Freehold tenure. EPC Rating C. Council Tax Band G.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- High quality interior
- Six double bedrooms three with en-suite
- Electric gated entrance
- Close to Lindley's varied amenities.



### **ENTRANCE PORCH**

Enter the property through an impressive, high security, steel door into a welcoming reception area.

### **DOWNSTAIRS W.C.**

5' 4" x 4' 0" (1.63m x 1.22m)

The downstairs w.c. is fitted with a contemporary suite and features a black Cifial mixer tap, a large mirrored splashback, and glass sliding doors providing storage for shoes and coats.

### **KITCHEN**

19' 9" x 13' 7" (6.02m x 4.14m)

The kitchen is open-plan to the dining room and features a range of contemporary wall and base units, Buster & Punch light fittings, high-quality appliances including a Fisher & Paykel American-style fridge freezer, two double ovens, a steam oven, a microwave, a five-ring halogen hob with remote-controlled extraction system, an integrated dishwasher, and a dual temperature wine fridge. The large island in the centre of the kitchen provides a breakfast bar area.

### **DINING ROOM**

12' 2" x 10' 4" (3.71m x 3.15m)

The dining room is flooded with natural light courtesy of the double lift-and-slide aluminium doors which lead directly out to the covered decked area of the garden. Featuring a stylish timber panel wall with a bespoke bar area, this is a very impressive heart of the home.

### **UTILITY ROOM**

8' 6" x 7' 0" (2.59m x 2.13m)

The utility room is accessed via the kitchen and features a range of wall and base units, a sink, space for washer and dryer, a further drinks fridge, and an aluminium and glass door which leads to the side of the house.

### **BEDROOM SIX**

16' 3" x 18' 2" (4.95m x 5.54m)

Bedroom six is currently used as a gym/sauna, this large room is flooded with light from the floor to



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Bedroom six is currently used as a gym/sauna, this large room is flooded with light from the floor-to-ceiling, aluminium windows. It also has an en-suite shower room.

This versatile room could be utilised as a bedroom for multi-generational living, a playroom, or a teenager suite.





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## REAR GARDEN

The property's low maintenance, manageable garden has been designed for al fresco entertaining, while still maintaining greenery in the borders for those who enjoy gardening. The impressive, high-quality veranda and bar room are included in the sale, allowing the new owner to enjoy the outdoors whatever the weather.

## SECURE GATED

3 Parking Spaces

The property entrance features an electronic intercom system, electric gates, and adjacent hand gate leading to a large, block paved driveway with electric car charging point and dust to dawn lighting.







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## Simon Blyth Estate Agents

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