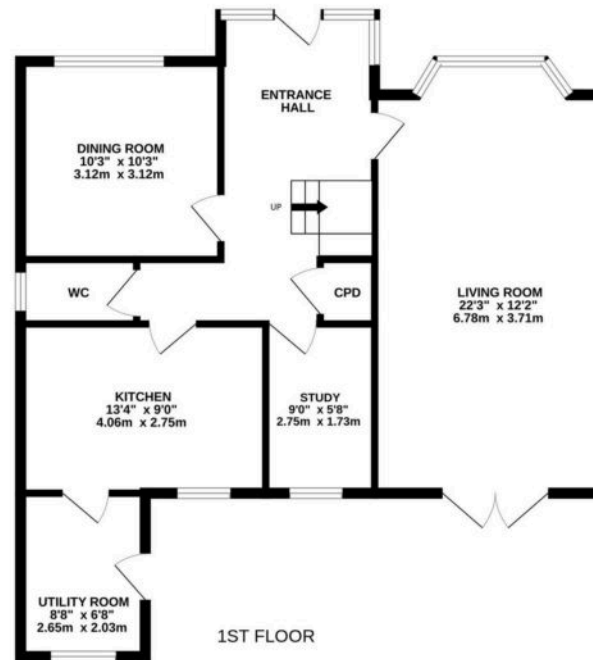




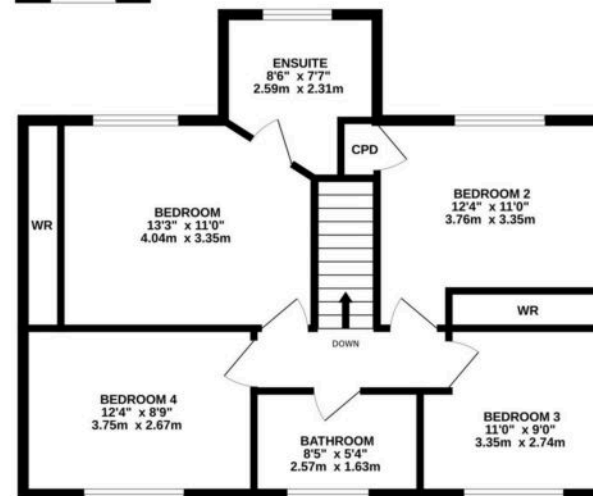
43 Woodlea Avenue, Huddersfield
Huddersfield

Offers in Region of **£425,000**

GROUND FLOOR



1ST FLOOR



WOODLEA 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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43 Woodlea Avenue

Huddersfield, Huddersfield

Detached 4-bed Persimmon home with wooded aspect. Ample parking, double garage, solar panels, gas central heating. Ground floor: living room, dining room, kitchen, study, WC. First floor: 4 double bedrooms, master en suite, family bathroom. Gardens to front, side, and rear. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:





Ground Floor

Entrance Hall

With a composite panelled and frosted double glazed door, to either side of the door there are frosted pvcu double glazed windows with a further window to the side elevation, all of which provide the hallway with plenty of natural light. There are two ceiling light points, ceiling coving, central heating radiator and to one side a spindled return staircase rises to the first floor with useful storage cupboard beneath. From the hallway access can be gained to the following rooms..-

Living Room

22' 3" x 12' 2" (6.78m x 3.71m)

As the dimensions indicate this is a spacious principle reception room which has a walk in bay with pvcu double glazed windows looking out to the front and with pvcu double glazed french doors opening out onto the rear garden. There are two ceiling light points, ceiling coving, two central heating radiators and as the main focal point of the room there is a fireplace with timber surround, conglomerate marble inset and home to a coal effect gas fire which rests on a conglomerate marble hearth.

Dining Room

10' 3" x 10' 3" (3.12m x 3.12m)

This is situated adjacent to the living room and has a pvcu double glazed window, ceiling light point, ceiling coving and central heating radiator.

Study

9' 0" x 5' 8" (2.74m x 1.73m)

This is situated to the rear of the property and has a pvcu double glazed window, ceiling light point, ceiling coving and central heating radiator.

Kitchen

13' 4" x 9' 0" (4.06m x 2.74m)

With a pvcu double glazed window looking out over the rear garden, there are inset led down lighters and fitted with a range of grey gloss base and wall cupboards, drawers, pan drawers, these are



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With a pvcu double glazed window looking out over the rear garden, there are inset led down lighters and fitted with a range of grey gloss base and wall cupboards, drawers, pan drawers, these are complimented by contrasting overlying worktops with tiled splash backs, there is an inset single drainer sink with chrome mixer tap





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GARDEN

To the right hand side of the double garage and in front of the tree there is a strip of garden which runs down the side of the driveway. To the left hand side of the drive there is a lawned garden with flagged pathway leading to the main entrance. The flagged pathway continues down the left hand side of the garage where there is a wrought iron hand gate and this gives access to a side garden which is lawned together with flagged pathway and with a wooded aspect. The rear garden comprises flagged patio, lawn, timber decking, planted trees, flowers and shrubs and an outside cold water tap.

GARAGE

Single Garage

The property is situated at the head of a small private driveway serving two other properties, there is a resin driveway in front of the living room and a further double width tarmac driveway which in turn leads to a detached double garage. Double Garage is 16'8" x 16'5" With an electric roller door, courtesy door, giving access to the garden and having power and light.





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