



32 Gernhill Avenue, Huddersfield
Huddersfield

Offers Over **£750,000**



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Huddersfield

Available with no onward chain and ready for immediate occupancy upon completion is this beautifully presented and tastefully appointed five bedroom detached dormer bungalow standing within generous level gardens with parking across the front and large single integral garage.

The accommodation is served by a gas central heating system, PVCU double glazing (fitted in 2021), alarm, CCTV, external lighting, Oak flooring throughout, LED lighting and briefly comprising reception hall, living room, large garden room, open plan fitted kitchen and dining area, utility room, bedroom five and adjacent bathroom. First floor landing leading to Four further bedrooms two with en-suite.

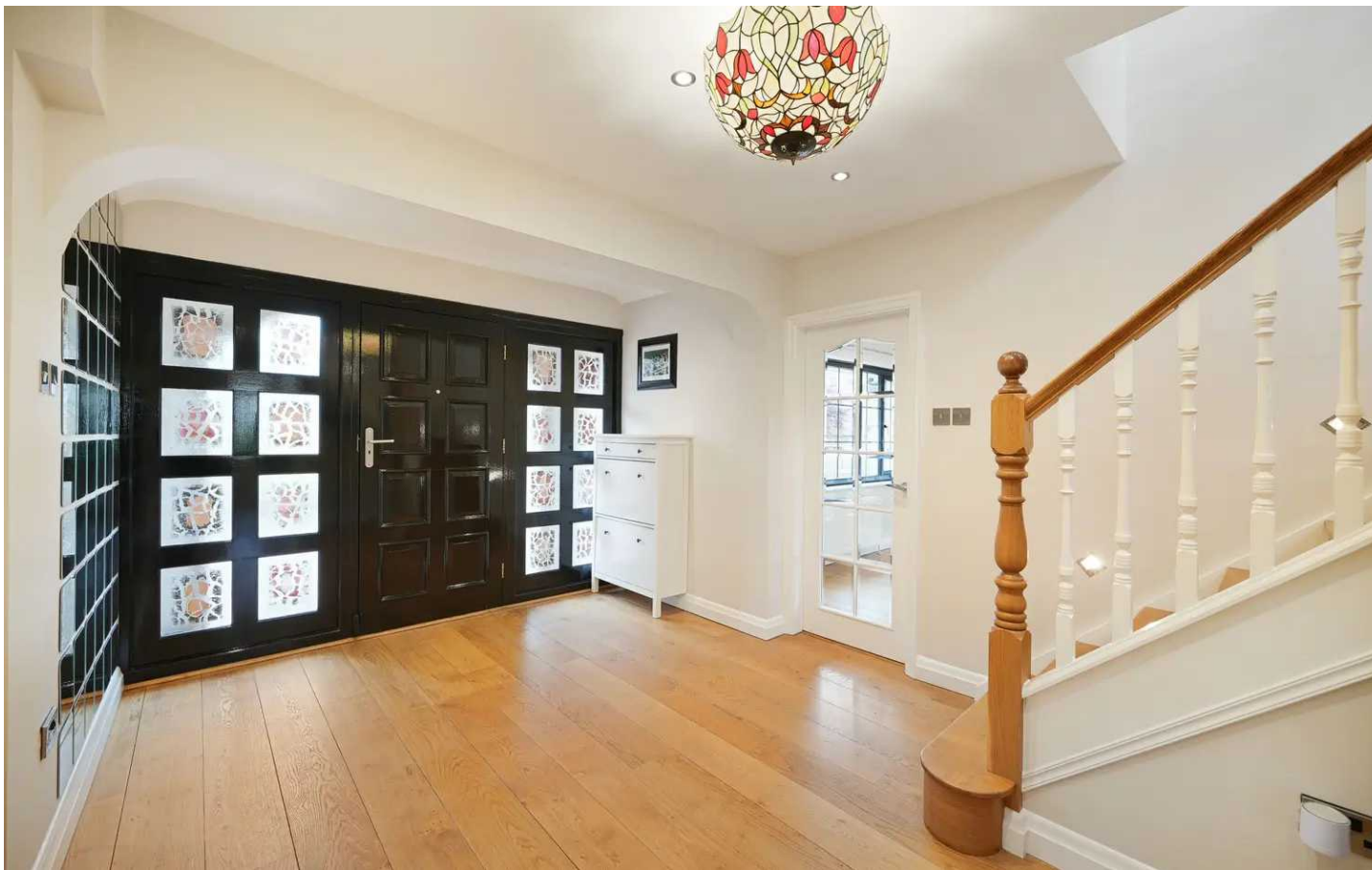
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Immaculately presented Detached Dormer Bungalow
- Available for immediate occupancy
- Five good sized bedrooms





Ground Floor

An open entrance porch with block paved area and ceiling light point gives access to a timber panelled door which opens into the reception hall.

Reception Hall

17' 1" x 10' 6" (5.21m x 3.20m)

This has frosted glazed windows to either side of the door providing natural light, there are inset LED downlighters together with ceiling light point, Oak flooring which runs throughout the house to both ground and first floor. To one side a spindle return staircase rises to the first floor with useful cupboard beneath. From the hallway access can be gained to the following rooms :-

Living Room

21' 8" x 11' 10" (6.60m x 3.61m)

This is the first of three generously proportioned reception rooms and is filled with natural light from PVCU double glazed windows which are located to both front and rear elevations, there are two ceiling light points and ceiling coving. To one side there is a wide doorway providing access to the dining area and opposite there are twin timber and bevelled glass doors opening into the garden room.



Garden Room

20' 0" x 11' 6" (6.10m x 3.51m)

Once again as the dimensions indicate this is a beautifully proportioned room with an abundance of natural light from PVCU double glazed windows to the front and side elevations, PVCU double glazed sliding patio doors to the rear elevation, four Velux windows and there are inset LED downlighters.

Dining Area

20' 8" x 9' 10" (6.30m x 3.00m)

This room runs across the rear of the property and is open plan to one side to the kitchen, there are inset LED downlighters, low level lighting, PVCU double glazed window looking out over the garden and with adjacent PVCU double glazed French doors.

Kitchen

15' 1" x 10' 2" (4.60m x 3.10m)

This has a PVCU double glazed window looking out to the front, there are inset LED downlighters and fitted with a range of stylish modern white gloss handle less base and wall cupboards, drawers, contrasting overlying Granite worktops with matching splashback and further tiled splashbacks above, there is an inset one and a half bowl stainless steel sink with extending chrome Monobloc tap, integrated dishwasher and a Rangemaster cooker with five burner gas hob, hotplate, electric double oven and grill with extractor hood over and concealed lighting beneath the wall cupboards. To one side of the dining area a timber and frosted glazed door leads to an inner lobby, this has inset LED downlighters, courtesy door to the Garage and provides access to the following :-





Utility Room

9' 5" x 4' 11" (2.87m x 1.50m)

With a PVCU double glazed window, inset LED downlighters, extractor fan, fitted cupboards and drawers with contrasting overlying worktops with tiled splashbacks, inset one and a half bowl single drainer stainless steel sink with chrome Monobloc tap and under counter space for washing machine and tumble dryer.

Bathroom

9' 5" x 4' 11" (2.87m x 1.50m)

Being part tiled (fully to two elevations) with a ladder style heated towel rail and fitted with a suite comprising wall hung vanity unit incorporating wash basin with chrome Monobloc tap, wall hung w.c. with concealed cistern and panelled bath with glazed shower screen, mixer tap with hand spray and chrome fixed shower rose over.



Bedroom Five

19' 6" x 13' 5" (5.94m x 4.09m)

A generous double room with dual aspect PVCU double glazed windows looking out over the rear garden. Inset LED downlighters and loft access.

First Floor

A spindle staircase with Oak treads rises to the first floor with low level lighting. The main landing has two PVCU double glazed windows allowing plenty of natural light, there are inset LED downlighters and ceiling coving. From the landing access can be gained to the following :-

Master Bedroom

21' 4" x 11' 2" (6.50m x 3.40m)

This generous double room has PVCU double glazed windows to both front and rear elevations, there are inset LED downlighters, two wall light points and a range of fitted furniture including floor to ceiling part mirror fronted wardrobes, cupboard, drawers, dressing table with drawers beneath and having a fitted mirror and drawers beneath and glazed display cupboards. To one side a door gives access to an en-suite shower room.

En-suite Shower Room

6' 7" x 6' 7" (2.01m x 2.01m)

A PVCU double glazed window, tiled walls to dado height, chrome ladder style heated towel rail, LED downlighters, extractor fan and fitted with a suite comprising pedestal wash basin with chrome Monobloc tap, low flush w.c. and corner shower cubicle with sliding door, chrome shower fitting with fixed shower rose.



Bedroom Two

14' 9" x 11' 10" (4.50m x 3.61m)

A double room with a large PVCU double glazed window spanning the full width of the room, there are inset LED downlighters and fitted furniture including floor to ceiling mirror fronted wardrobes, glazed display cupboards, drawers and dressing table. To one side a door gives access to an en-suite shower room.

En-Suite

8' 5" x 3' 0" (2.57m x 0.91m)

A PVCU double glazed window, inset LED downlighters, tiled walls to dado height and fitted with a suite comprising wall hung hand wash basin with chrome Monobloc tap, low flush w.c. and tiled shower cubicle with chrome shower fitting incorporating fixed shower rose.

Bedroom Three

11' 10" x 8' 3" (3.61m x 2.51m)

A double room with PVCU double glazed window, inset LED downlighters and having fitted furniture including floor to ceiling wardrobe, cupboards and drawers.

Bedroom Four

10' 10" x 7' 10" (3.30m x 2.39m)

With two PVCU double glazed windows, inset LED downlighters, fitted mirror and loft access.





GARDEN

The property stands in a generous level plot. To the front there are planted trees and shrubs around the perimeter, there is a circular water feature immediately in front of the garden room and outside cold water tap. To the left hand side of the property there is a continuation of the herringbone block paving which once again is bordered by trees, flowers and shrubs and this provides access to the rear garden. To the rear there is a shaped predominantly lawned garden, large herringbone block paved patio and with planted Laurel trees and shrubs. There are two useful composite storage boxes which can open upwards and outwards. There are two water butts and outside lighting and an outside cold water tap.

Driveway

The property is approached through twin stone gate posts with twin bi fold gates opening onto an extensive herringbone block paved driveway which runs across the front of the property and provides off road parking for a number of cars and in turn leads to an integral garage.

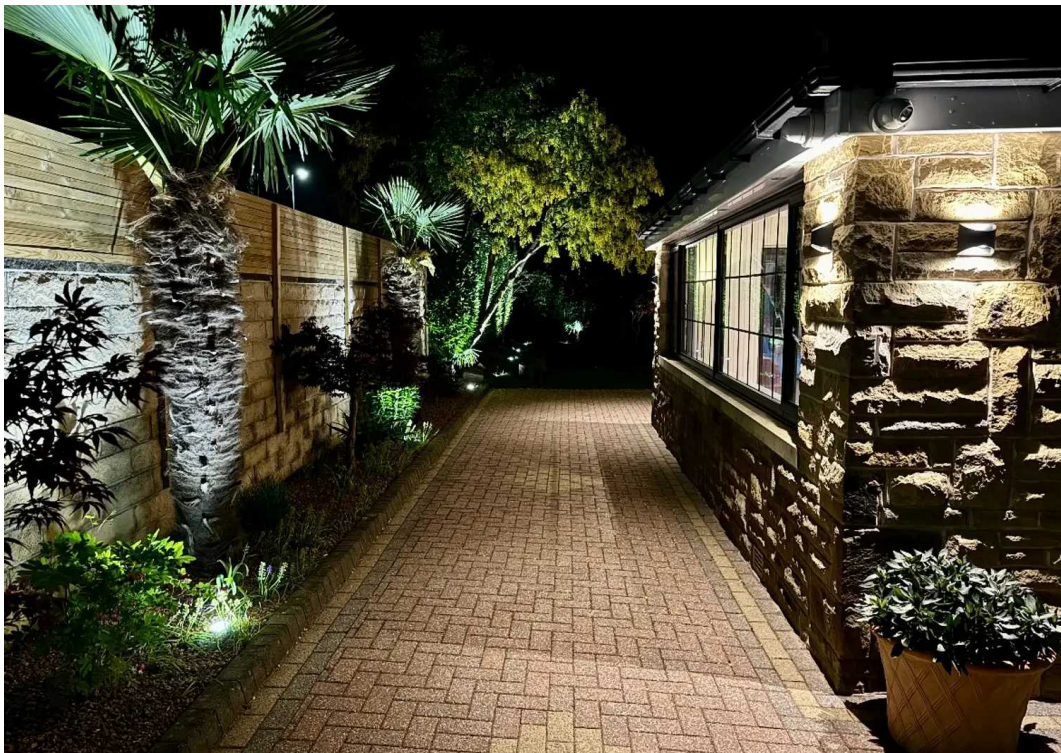
Garage

17'9" X 13'1" With electric roller door, electric wall mounted fan heater, electric slimline heater, wall mounted Vaillant gas fired central heating boiler, hot water storage cylinder, power, light and courtesy door.

Directions

Using satellite navigation enter the postcode HD2 2HR





Additional Details

The property has a gas central heating system

The property has PVCU double glazing fitted in 2021

The property has outside lighting, CCTV and security alarm.

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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OFFICE OPENING TIMES 7 DAYS A WEEK

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

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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