

**Simon Blyth**

ESTATE AGENTS

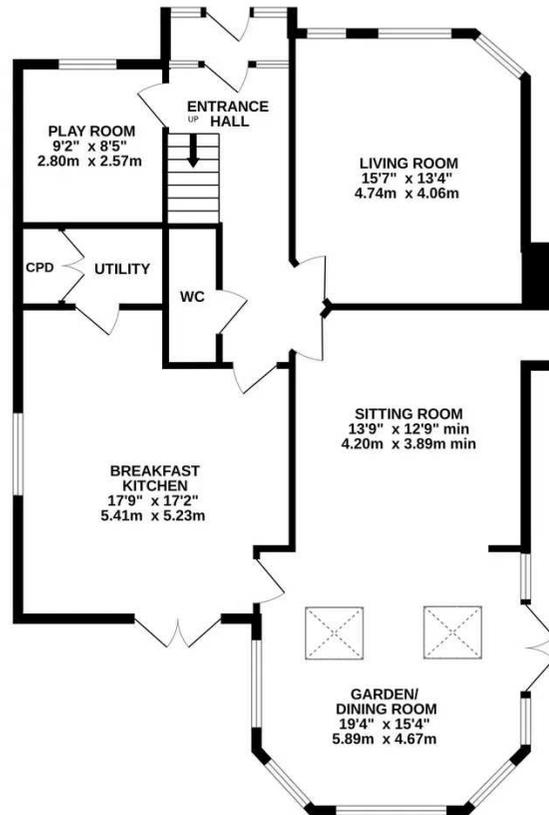


**1 Acre House Avenue, Lindley, Huddersfield**

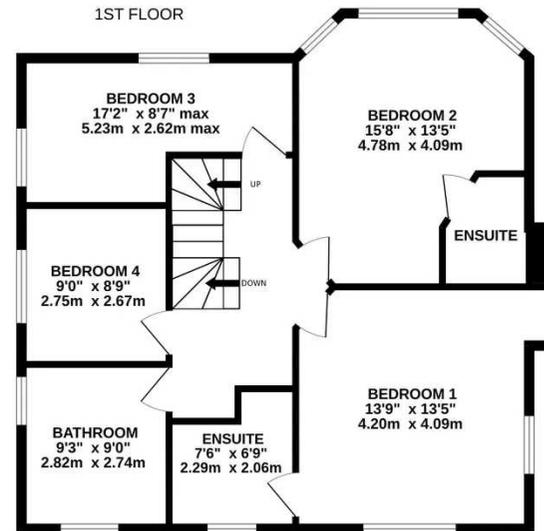
Huddersfield

Offers in Region of **£850,000**

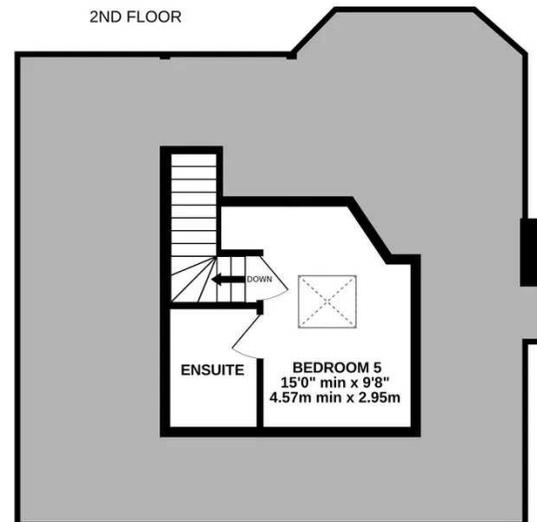
GROUND FLOOR



1ST FLOOR



2ND FLOOR



ACRE HOUSE AVENUE

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# 1 Acre House Avenue, Lindley

Huddersfield

Constructed in the mid 1930's and occupying a generous corner plot, is this impressive stone built and rendered double fronted, Jagger built detached family house.

The property is situated at the entrance to a cul de sac just off Occupation Road, this has been subject to an extensive programme of modernisation and updating and now provides a beautifully appointed interior with high quality features and fittings. There is a gas central heating system with Nest, PVCU double glazing, security alarm with CCTV, briefly comprising entrance vestibule, entrance hallway, downstairs WC, living room, sitting room, garden room, play room, fitted breakfast kitchen and utility room. First floor, master bedroom with en suite shower room, three further double bedrooms, one with a walk in wardrobe, fitted dressing room and large bathroom. Second floor, bedroom five with en suite wet room. Externally the property is approached through electric gates onto an extensive tarmac driveway providing off road parking for a number of vehicles and leading to a detached double garage. Together with gardens to three sides.



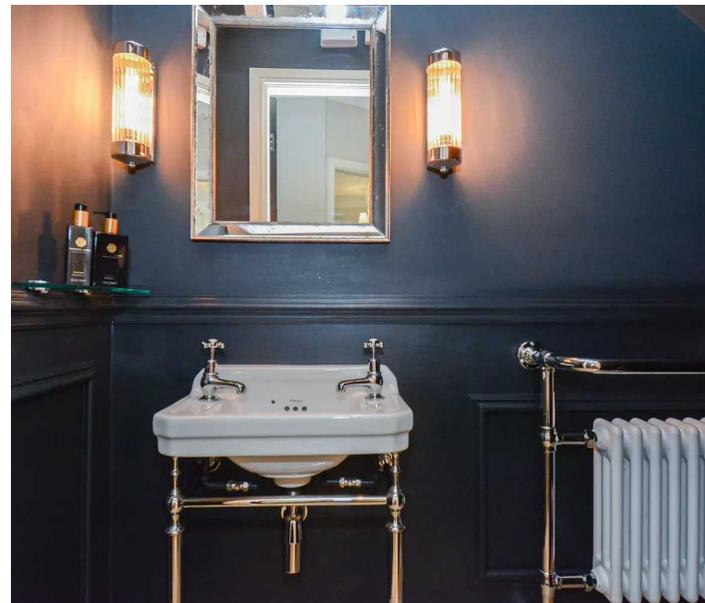
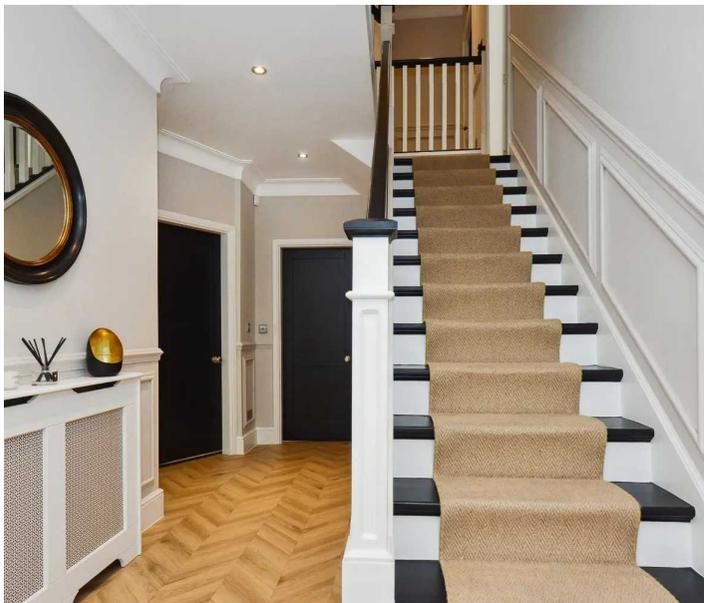


**Ground Floor**– Ground floor comprises a composite door with seal unit double glazed windows to either side, provides access to an entrance vestibule, this has led down lighters, from here a timber and leaded stained glazed door opens into the entrance hall. The hallway has leaded stained glass windows to either side, there is plaster panelling to dado height, central heating radiator with period style cover, inset led down lighters, ceiling coving, Amtico herringbone flooring and to one side a spindle staircase rises to the first floor.

**Downstairs WC** – 7' 8" x 3' 0" (2.34m x 0.91m)  
This has automatic movement sensor lighting, Amtico herringbone flooring, plaster panelling to dado height, two wall light points, chrome heated towel rail incorporating column radiator and fitted with a suite comprising hand wash basin with chrome towel rail beneath and low flush WC.

**Living Room**  
15' 7" x 13' 4" (4.75m x 4.06m)

A comfortable well proportioned principle reception room which has a bank of PVCU double glazed windows looking out over the front garden providing the room with plenty of natural light, there are inset led down lighters, ceiling light points with decorative ceiling rose, ceiling coving, plaster panelled walls, two wall light points, central heating radiator with period style cover, and as the main focal point of the room there is a feature fireplace with limestone surround, herringbone brick inset, and home to a log effect gas stove.



### Sitting Room

13' 8" x 12' 9" (4.17m x 3.89m)

This has a pvcu double glazed window overlooking the side garden, there are inset led down lighters, ceiling coving, plaster panelled walls, four wall light points, central heating radiator with period style cover and across the side elevation there is a split faced tiled chimney breast with decorative log display, there is a recess for mounting flat screen tv and beneath this there is a remote control log effect gas fire. To the rear of the living room there is a garden room.

### Garden Room

19' 4" x 15' 4" (5.89m x 4.67m)

As the dimensions indicate this is a particularly spacious room which is open plan to the sitting room which is currently utilised as a dining room. There is an abundance of natural light from PVCU double glazed windows and four sectioned bi folding doors which open out onto an area of raised decking. Further natural light comes from two double glazed windows, there is a ceiling light point, inset led down lighters, two central heating radiators with period style covers and Amtico flooring. To one side a timber and glazed door provides access to the breakfast kitchen.





## Breakfast Kitchen

17' 9" x 17' 2" (5.41m x 5.23m)

This can be accessed from either the hallway or the garden room and has inset led down lighters, three ceiling light points, amitco flooring, column style radiator, PVCU double glazed window to the side elevation and timber and sealed double glazed french doors to the rear. The kitchen has a stylish range of hand painted grey shaker style cupboards and drawers with overlying Carrera Marble Quartz worktops with matching splash backs, there are used designer brass handles, glazed display cupboard with glass shelving and down lighter, inset double bowl sink with Qooker instant boiling water Monobloc tap, integrated Neff dishwasher, Bertazzoni stainless steel range cooker, antique mirrored splash back, integrated extractor hood and a spice niches, there is housing for a fridge freezer (currently housing French style Fisher and Paykel brushed stainless steel fridge freezer available by separate negotiation).



## Breakfast Kitchen Continued

The island unit has contrasting hand painted navy blue cupboards and drawers which have overlying Carrera Marble Quartz worktops which extend to form a breakfast bar. To one side the door gives access to a utility room.

### Utility Room

5' 9" x 4' 8" (1.75m x 1.42m)

A range of hand painted navy blue cupboards with overlying quartz worktops and matching splash backs, there is an inset sink with chrome mixer tap, cupboard housing a Vaillant hot water cylinder with under counter space for washing machine and tumble dryer.

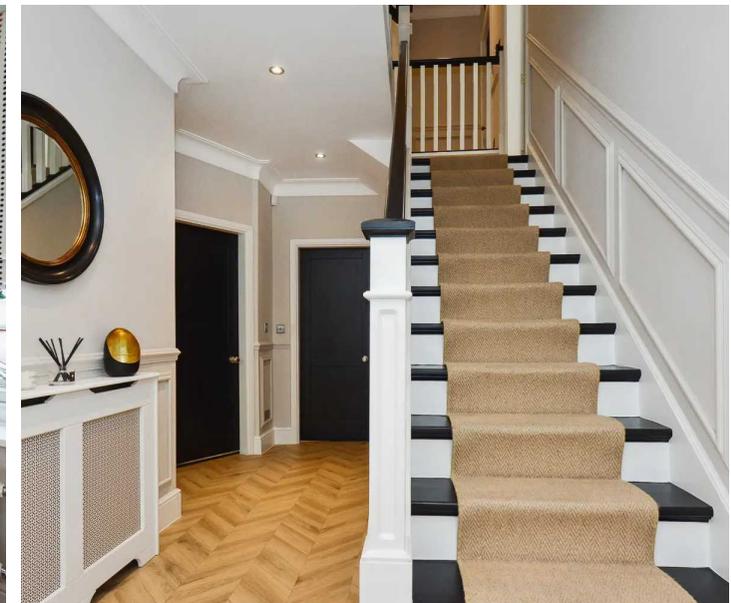
### Play Room

8' 5" x 9' 2" (2.57m x 2.79m)

This has inset led down lighters, ceiling coving, display niche, column style radiator, Amtico flooring and a PVCU double glazed window.

### First Floor Landing

With inset led down lighters, ceiling coving, plaster panelling to dado height, central heating radiator with period style cover and staircase rising to the second floor. From the landing access can be gained to the following rooms..-





### **Bedroom One**

13' 5" x 13' 9" (4.09m x 4.19m)

A generous double room situated to the rear of the property and having PVCU double glazed window, inset led down lighters, ceiling coving, two ceiling light points, plaster panelling and to one side a door provides access to the en suite shower room.

### **En Suite**

7' 6" x 6' 9" (2.29m x 2.06m)

With inset led down lighters, PVCU double glazed window, extractor fan, marble herringbone tiled floor with under floor heating, chrome heated towel rail, display niche and fitted with a suite comprising wall hung vanity unit, mounted with a circular hand wash basin on a granite plinth with free standing Monobloc tap, low flush WC and recessed marble tiled shower cubicle with glass door and chrome shower fitting with separate hand spray.

### **Bedroom Two**

15' 8" x 13' 5" (4.78m x 4.09m)

Another good sized double room which has a bank of PVCU double glazed windows providing plenty of natural light and looking out over the front garden, there are inset led down lighters, ceiling coving, central heating radiator with period style cover and to one side the door gives access to a walk in wardrobe.

### **Walk In Wardrobe Bedroom Two**

6' 5" x 5' 0" (1.96m x 1.52m)

With inset led down lighters and this is plumbed if an en suite is required.



### Bedroom Three

17' 2" x 8' 7" (5.23m x 2.62m)

Double room situated adjacent to bedroom number two with PVCU double glazed window looking out over the front garden, there are inset led down lighters and central heating radiator with period style cover.

### Bedroom Four

8' 9" x 9' 0" (2.67m x 2.74m)

Currently utilised as a dressing room with a PVCU double glazed window to the side elevation, inset led down lighters and a range of fitted furniture including wardrobes, cupboards, drawers, dressing table. There is a central heating radiator and Amtico flooring.

### Bathroom

9' 0" x 9' 3" (2.74m x 2.82m)

With inset led down lighters, extractor fan, herringbone tiled floor with under floor heating, column style radiator, two wall light points, part marble tiled walls (natural stone) with inset mirror, and fitted with a suite comprising free standing bath, with free standing mixer tap incorporating hand spray, vanity unit mounted with oval hand wash basin resting on a marble plinth with matching splash backs and freestanding chrome mixer tap, low flush WC and walk in shower with two glazed panels, chrome shower fitting with fixed shower rose and separate hand spray.





## Second Floor

### Bedroom Five

15' 0" x 9' 8" (4.57m x 2.95m)

With a pitched ceiling, incorporating led down lighters and Velux double glazed window, to one side a door gives access to an en suite wet room.

### En Suite

7' 2" x 5' 3" (2.18m x 1.60m)

With floor to ceiling tiled walls, tiled floor with under floor heating, comprising wall mounted hand wash basin, low flush WC and a fixed shower rose and separate hand spray.





## Garden

The property sits within a generous corner plot. To the front there is lawned garden which is bordered by trees, flowers and shrubs together with flagged pathway which provides access to the side garden, this is predominately lawned, well screened with trees and shrubs. To one side there is an area of timber decking with timber garden store and three steps leading up to a further area of decking with a glass paneled balustrade, this runs alongside the garden room and with access around the rear to the double garage. There is also a timber patio area to the rear of the kitchen and between the garden room and double garage.

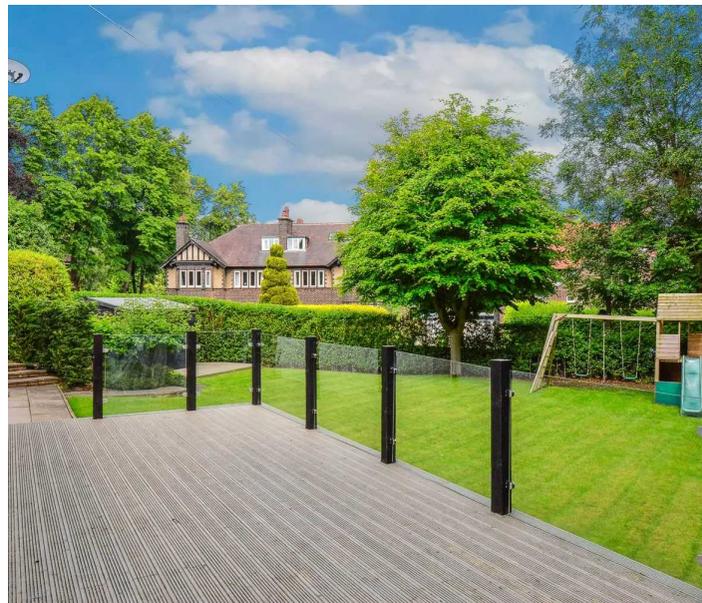
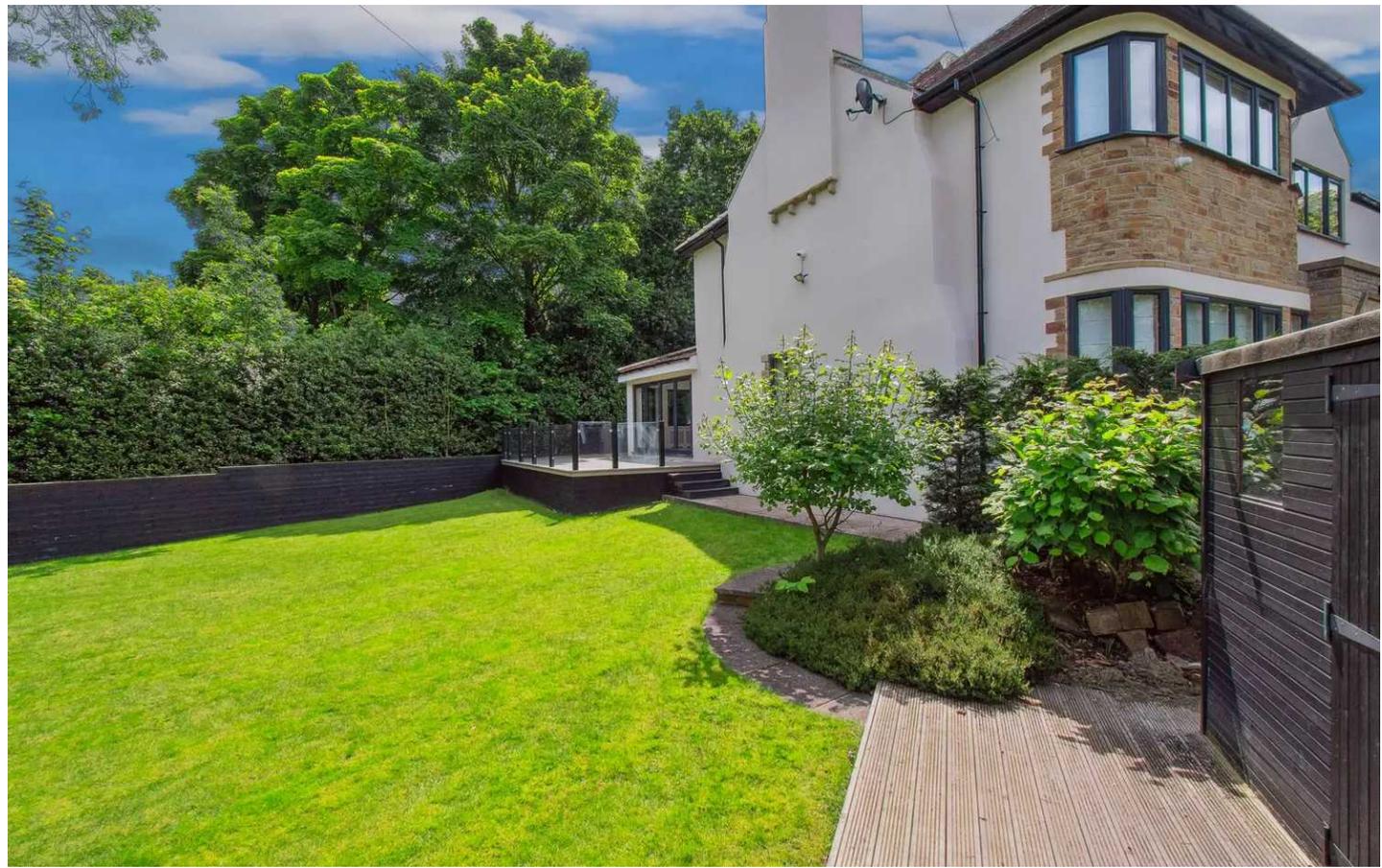
## Double Garage

16' 2" x 19' 5" (4.93m x 5.92m)

This has an electric roller door, three external wall lights, courtesy door and window to the side elevation. This is currently used as an office but would easily be converted back to a garage if needed.

## Driveway

The property is approached through stone gate posts with twin electric steel gates opening on to an extensive tarmac driveway which provides off road parking for several vehicles and in turn leads to a detached double garage.



**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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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.

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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



## Simon Blyth Estate Agents

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