



7 Warton Avenue, Huddersfield
Huddersfield

Offers in Region of **£495,000**



WARTON AVENUE

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7 Warton Avenue

Lindley, Huddersfield

A beautifully presented and tastefully appointed five double bedroom detached family house occupying a pleasant position with views across fields to the front and a south easterly enclosed rear garden.

The property is ideal for a growing family and located within this popular and well regarded residential area close to Lindleys varied amenities including a junior and infant school, shops, restaurants and bars and just a short drive to J24 of the M62.

The property has accommodation arranged over three floors with pvcu double glazing with most rooms having fitted louvered shutters, gas central heating system and briefly comprising to the ground floor entrance hall with downstairs WC, open plan fitted dining kitchen and sitting area with orangery off and bay fronted living room. To the first floor there are three double bedrooms with master en suite and family bathroom. Second floor two further double bedrooms and shower room. Externally there is a double width tarmac driveway with detached double garage.



Ground Floor Entrance Hall With composite and frosted double glazed door, there is a large floor mat with a remainder of the floor being tiled and this continues through into the sitting area. There is a spindled staircase to one side rising to the first floor with storage cupboard beneath, two ceiling light points and central heating radiator. From the hallway access can be gained to the following rooms..-

Downstairs WC - 4' 8" x 2' 7" (1.42m x 0.79m)

With tiled floor, ceiling light, central heating radiator and fitted with a suite comprising corner pedestal wash basin with chrome monobloc tap and tiled splash back together with a low flush WC.

L shaped Dining Kitchen With Sitting Area - 23' 2" x 9' 4" (7.06m x 2.84m) & 18' 0" x 6' 8" (5.49m x 2.03m)

This well proportioned room is open plan and has a walk in bay matching that of the living room once again having pvcu double glazed windows together with louvered shutters to the rear elevation all of which provide this area with plenty of natural light.

There is a ceiling light point and inset LED downlighters, two vertically hung radiators, herring bone wood effect flooring and fitted with a range of white and grey gloss base and wall cupboards, pan drawers, contrasting overlying timber effect worktops with matching splash backs, inset single drainer sink with monobloc tap, four ring stainless steel gas hob with stainless steel and curved glass extractor hood over, stainless steel electric oven, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine. The kitchen runs across the rear of the property and has pvcu double glazed French doors with louvered shutters opening out onto an Indian stone flagged patio, adjacent to this twin timber and glazed doors provide access to the orangery. There is a tiled floor, ceiling light point and vertically hung radiator. The sitting area leads into the orangery.



Orangery

8' 7" x 7' 10" (2.62m x 2.39m)

With pelmet LED down lighters, tiled floor and having pvcu double glazed windows with fitted louvered shutters.

Living Room - 16' 2" x 10' 4" (4.93m x 3.15m)

This comfortable reception room has a walk in bay with pvcu double glazed windows and Louvered shutters, this looks out over the front garden and with lovely views beyond across fields, there are two ceiling light points and two central heating radiators.





First Floor Landing

With ceiling light point, central heating radiator, cylinder cupboard with a spindled return staircase rising to the second floor. From the landing access can be gained to the following rooms..-

Bedroom One

15' 9" x 10' 4" (4.80m x 3.15m)

A generous double room with pvcu double glazed window with louvered shutters enjoying a lovely aspect over the fields, there is a ceiling light point, central heating radiator and fitted floor to ceiling mirror fronted sliding door wardrobes. To one end a door provides access to an en suite shower room.

En Suite

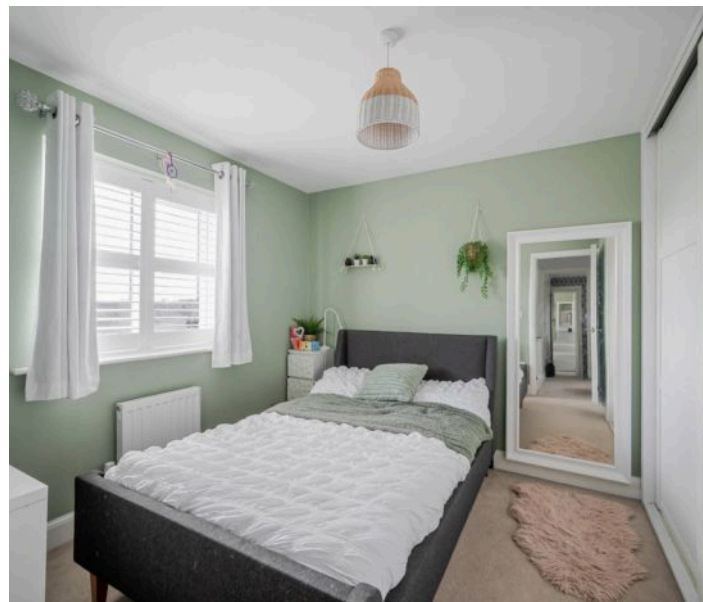
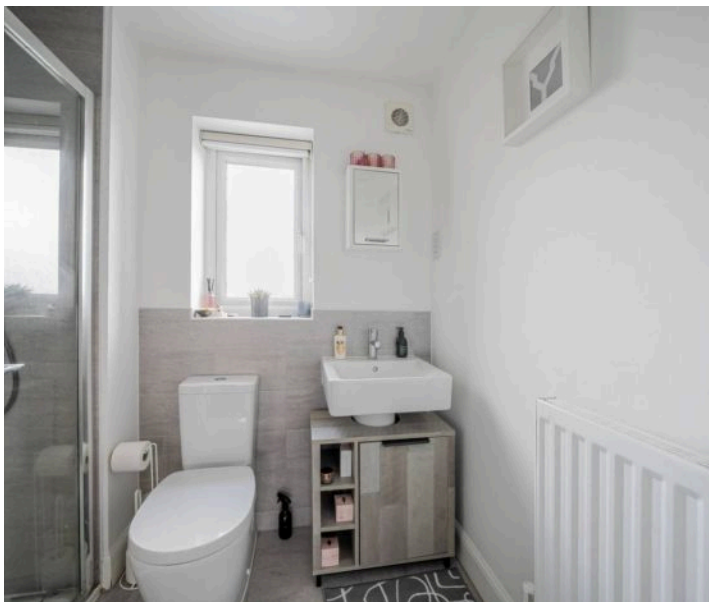
7' 5" x 5' 7" (2.26m x 1.70m)

With ceiling light point, extractor fan, frosted pvcu double glazed window, part tiled walls, tiled floor, shaver socket, central heating radiator and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush WC and large tiled shower cubicle with sliding glass door and chrome shower fitting.

Bedroom Two

9' 8" x 8' 9" (2.95m x 2.67m)

A double room with a pvcu double glazed window with louvered shutters looking out over the garden and with views across to Emley Moor Mast and Castle Hill. There is a ceiling light, central heating radiator and fitted floor to ceiling sliding door recessed wardrobe.



Bedroom Three

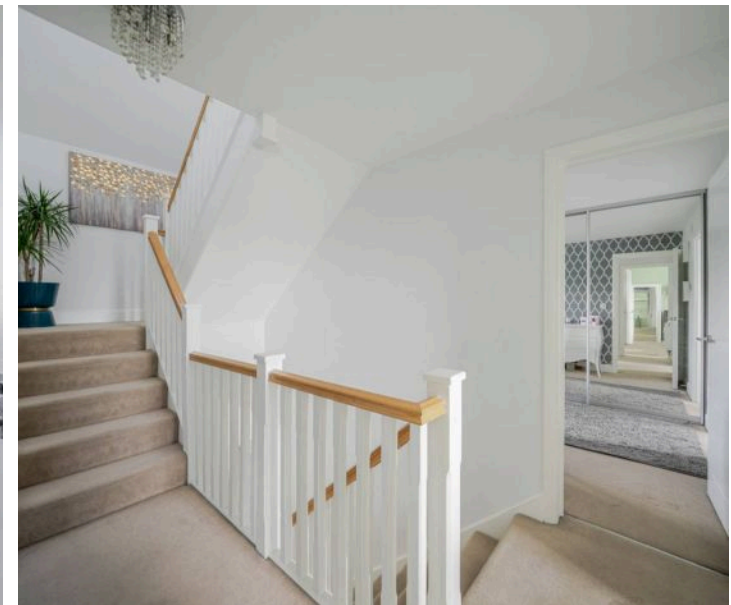
10' 6" x 9' 6" (3.20m x 2.90m)

A double room situated adjacent to bedroom one and enjoying a similar aspect through a pvcu double glazed window with louvered shutters. There is a ceiling light point and central heating radiator.

Bathroom

9' 8" x 5' 7" (2.95m x 1.70m)

With inset ceiling down lighters, extractor fan, frosted pvcu double glazed window, central heating radiator, part tiled walls, tiled floor and fitted with a four piece suite comprising panelled bath, pedestal wash basin, low flush WC and large tiled shower cubicle with sliding glass door and Groher chrome shower fitting.





Bedroom Four

16' 7" x 10' 6" (5.05m x 3.20m)

A large double room with pvcu double glazed window with louvered shutters enjoying views over fields, there is a ceiling light point and central heating radiator.

Bedroom Five

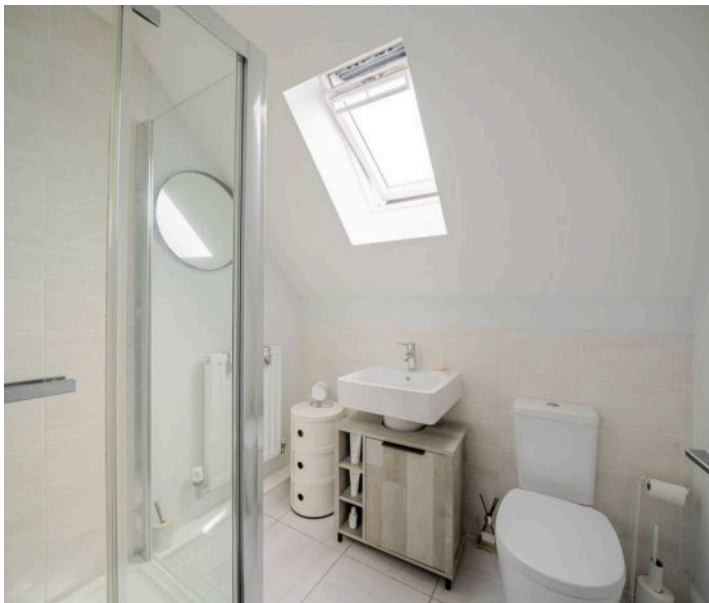
16' 7" x 9' 7" (5.05m x 2.92m)

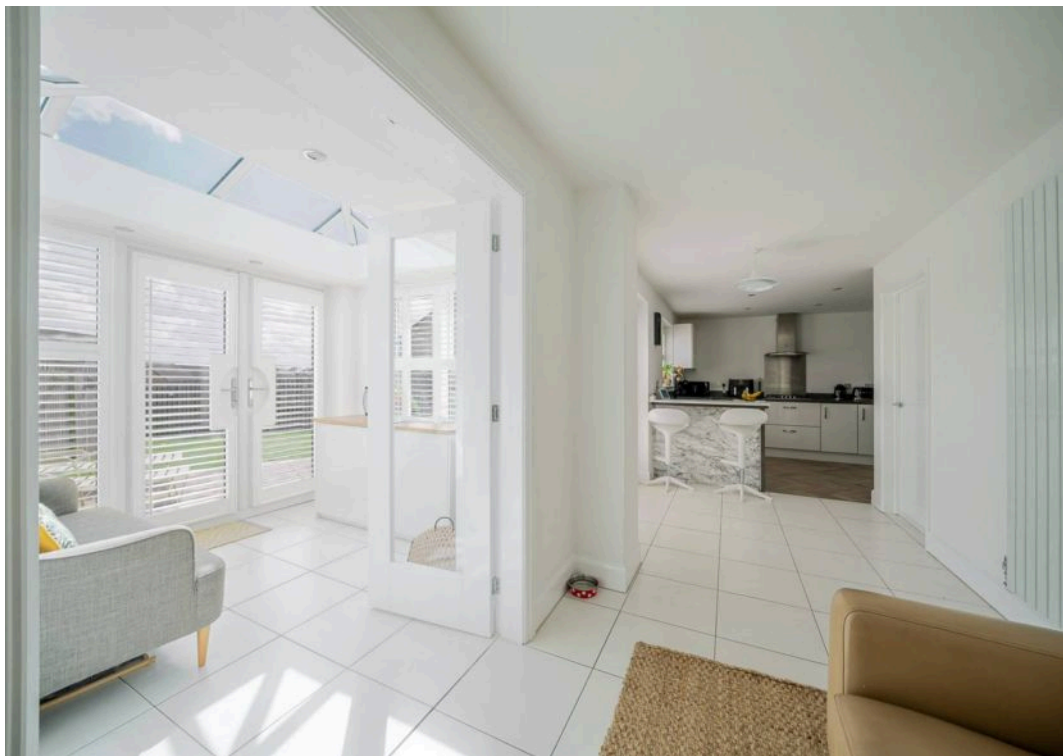
Situated adjacent to bedroom four and enjoying a similar aspect through a pvcu double glazed window with louvered shutters. There is a ceiling light point and central heating radiator.

Shower Room

6' 9" x 6' 0" (2.06m x 1.83m)

With velux double glazed window, ceiling light point, extractor fan, part tiled walls, tiled floor, central heating radiator and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush WC and shower cubicle with bi fold door and Groher chrome shower fitting.





GARDEN

To the front of the property there is a low maintenance gravelled area boarded by a hedge with a flagged pathway providing access to the main entrance. The pathway continues across the front of the dining kitchen and down the right hand side where there is a lawned garden boarded by a hedge, timber bin store and with timber hand gate leading to small flagged area with a further timber hand gate opening onto the rear garden. The rear garden enjoys a south easterly aspect and has been designed to be low maintenance with an Indian stone flagged patio spanning the width of the house, there is outside power, cold water tap and beyond the patio there is astro turf. To the other side of the house a timber and gravelled pathway leads to a timber fenced side garden which is lawned. There is also outside lighting.

Parking

To the front of the property there is a double width tarmac driveway which provides off road parking for two cars side by side and this in turn leads to the garage. Double Garage is 20'2" x 19'9". This is an overall measurement as a section of the garage has been petitioned to create a storage room. There are two up and over doors, power, light and roof void storage. To one side a door opens into the storage room. Storage Room is 9'10" x 9'10" with ceiling light point, power point and pvcu frosted double glazed door.





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

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