



2 Derwin Avenue

Stocksmoor, Huddersfield, HD4 6YA

A stunning and surprisingly spacious five bedroom detached family home in this very sought after rural village just a short walk from the train station, local pub, picturesque countryside and public rights of way. The property has recently undergone a full programme of modernisation and extension to create a family home around a large open plan living/dining kitchen with double doors to the lounge. Briefly comprises entrance hallway, family room, cloaks/WC, living/dining kitchen, lounge and ground floor double bedroom with ensuite. To the first floor are four further bedrooms, master with ensuite and dressing room and family bathroom. Double garage, gardens and plenty of off road parking.

O.I.R.O £600,000

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- FIVE BEDROOM DETACHED FAMILY HOME
- CONTEMPORARY THROUGHOUT WITH TWO ENSUITES
- VERY SOUGHT AFTER RURAL POSITION
- LARGE LIVING/DINING KITCHEN AND TWO RECEPTION ROOMS
- SHORT WALK TO THE TRAIN STATION AND VILLAGE PUB
- DOUBLE GARAGE, OFF ROAD PARKING AND GARDENS

Entrance

6'8" x 3'1" (2.03m x 0.94m)

Hallway

13'4" x 8'3" (4.06m x 2.51m)

Cloakroom/WC

Playroom

14'0" x 12'11" (4.27m x 3.94m)

Lounge

22'5" x 12'11" (6.83m x 3.94m)

Dining Kitchen

22'8" x 13'9" (6.91m x 4.19m)

Ground Floor Bedroom 5

15'5" x 13'7" (4.70m x 4.14m)

Ensuite

8'6" x 2'11" (2.59m x 0.89m)

First Floor Landing

Master Bedroom

17'5" x 11'2" (5.31m x 3.40m)

Dressing Area

15'1" x 8'1" (4.60m x 2.46m)

Ensuite

9'4" x 4'7" (2.84m x 1.40m)

Family Bathroom

7'11" x 7'8" (2.41m x 2.34m)

Bedroom 2

17'5" x 8'9" (5.31m x 2.67m)

Bedroom 3

10'6" x 7'11" (3.20m x 2.41m)

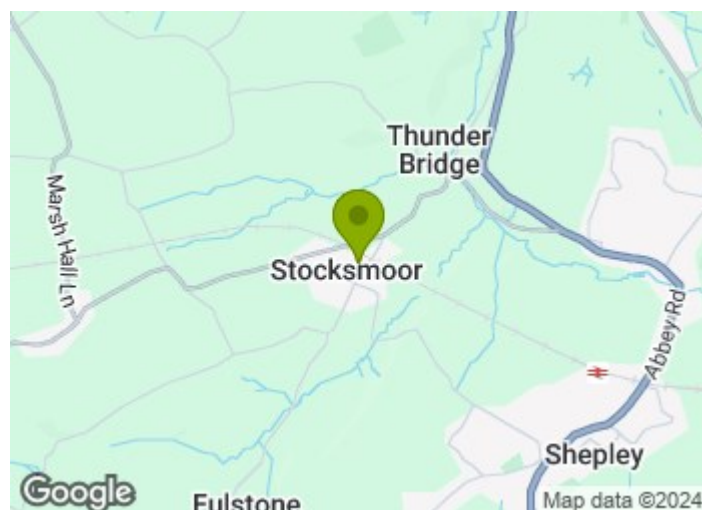
Bedroom 4

10'6" x 8'7" (3.20m x 2.62m)

Garage and Driveway

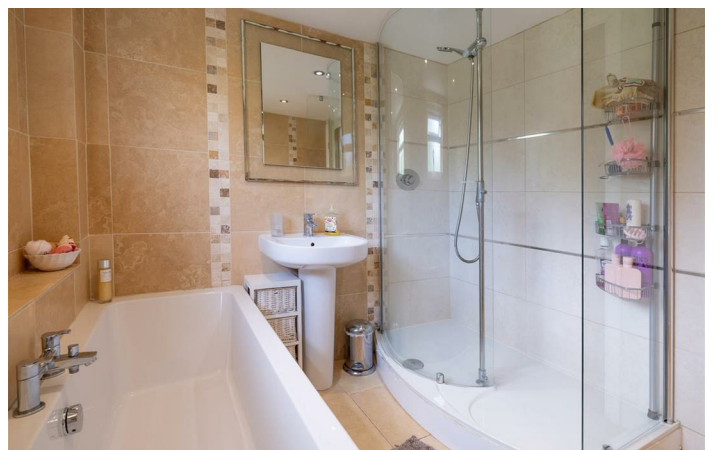
26'6" x 15'1" (8.08m x 4.60m)

Gardens

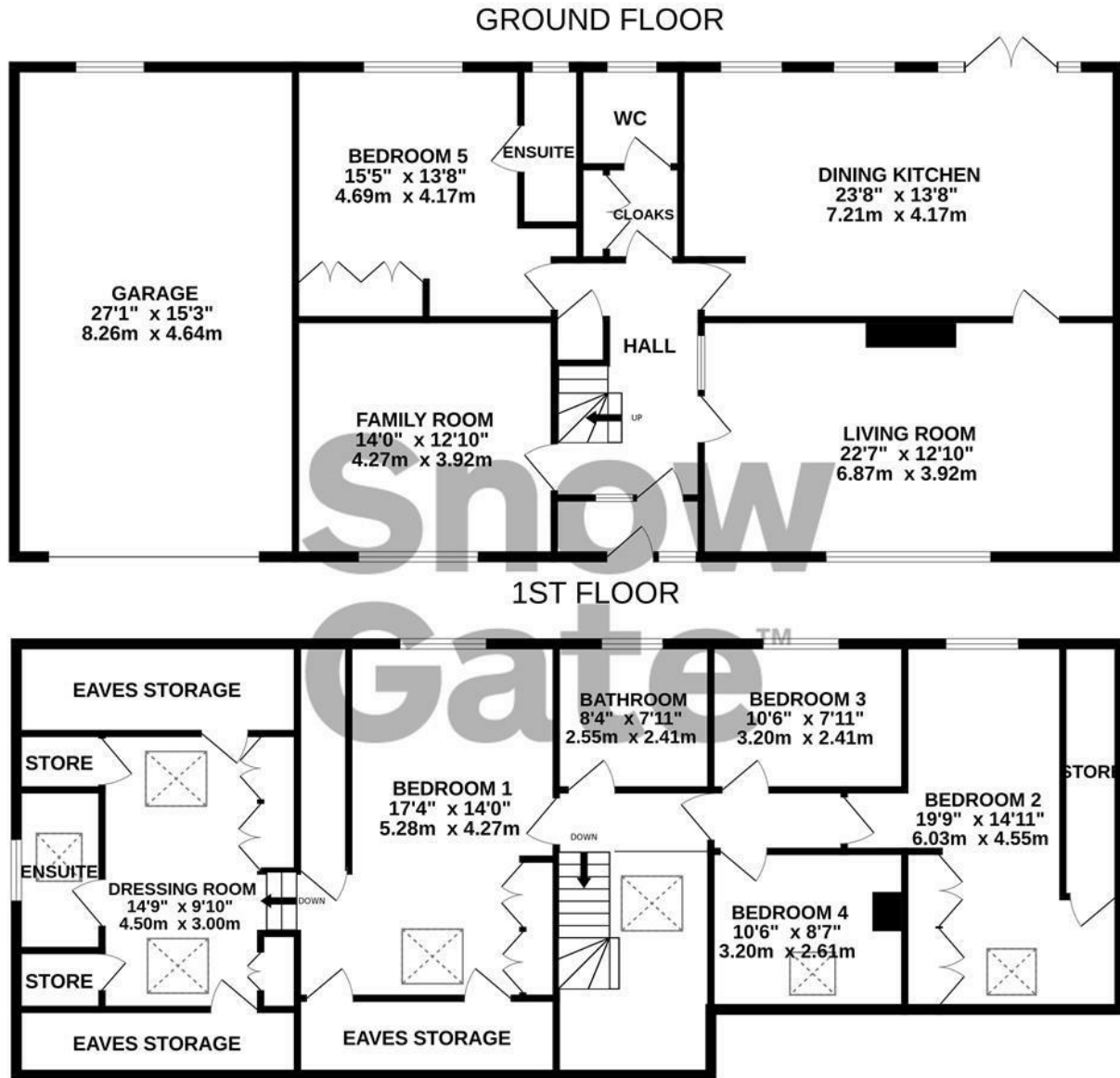


Directions

In the heart of Stocksmoor village, Derwin Avenue is accessed off Station Road close to the entrance to the train station.



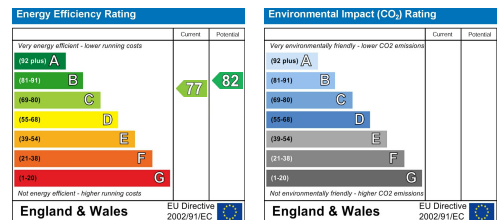
Floor Plan



TOTAL FLOOR AREA : 2876 sq.ft. (267.2 sq.m.) approx.

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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Snow Gate

Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk