



Acre House Avenue, Lindley Huddersfield HD3 3BB

welcome to

Acre House Avenue, Lindley Huddersfield

Detached property with separate self contained annex. Open plan entertaining kitchen, bi-fold access out to South facing garden, driveway for multiple vehicles and garage storage. Utility room, reception spaces, outdoor entraining and BBQ area. Ideal family home.



Ground Floor Entrance

Front door leading to a good sized hallway with laminate flooring. Door to storage cupboard and ground floor WC.

Cloakroom

With tiled flooring, low flush WC, heated towel warmer/radiator and a double glazed window to the side.

Lounge

12' 5" x 14' 11" (3.78m x 4.55m)

Spacious reception room with a homely feel warmed by a log burning fire and central heating radiator. With carpeted flooring and a double glazed bay window which overlooks the front.

Office/Bedroom Five

9' 9" x 16' 11" (2.97m x 5.16m)

Superb sized fifth bedroom which is currently utilised as office space with carpeted flooring and warmed by a central heating radiator. Double glazed patio doors open to the rear garden with built-in blinds.

Entertaining Kitchen

23' 4" x 20' 6" (7.11m x 6.25m)

WOW!! What a fantastic sized, modern kitchen diner perfect for entertaining friends and family. Fitted with a range of bespoke base and wall units, integrated double oven, fridge freezer, microwave and wine fridge. Space for range master style cooker. Island unit perfect for breakfast time. With karndean flooring, Belfast style sink, ceiling spotlights, Skylight and sliding patio doors to the rear garden. Opening to the entertainment zone and access to the utility room.

Utility Room

8' 9" x 5' 7" (2.67m x 1.70m)

Perfect laundry room with space for washing machine and dryer. With Quartz work surfaces and door to the side.

First Floor Landing

Carpeted stairs with glass balustrade. Window to the front. Stairs to second floor.

Bedroom One

12' 6" x 12' 3" (3.81m x 3.73m)

Superb sized double bedroom with carpeted flooring and warmed by a central heating radiator. With ceiling spotlights and double glazed bay window to the front.

Bedroom Two

13' 6" x 12' 5" (4.11m x 3.78m)

Second superbly spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bedroom Three

9' 11" x 8' 4" (3.02m x 2.54m)

Carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bathroom

Bathroom suite comprising bath and separate corner shower cubicle, low flush WC and wash hand basin. Heated towel warmer/radiator and extractor. With double glazed frosted window to side.

Second Floor Bedroom Four

9' 11" x 16' 9" (3.02m x 5.11m)

Fantastic sized master bedroom with engineered wood effect laminate flooring, central heating radiator and two velux windows. The room has plenty of eaves storage plus fitted wardrobe.

External

Externally is a self contained granny annex with full bathroom facilities, mini kitchenette and access into the garage which is used for storage. The gardens wrap around to the rear and has seated patio sections, turfed areas, and pagoda entraining bar/BBQ area plus hot tub area including full power, lights and sockets and solar panels fitted to the rear.



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welcome to

Acre House Avenue, Lindley Huddersfield

- 5 Double Beds Plus Granny Annex
- Spacious Entraining Kitchen With Bifold To Garden
- Ideal Location For Families and Commuters
- Perfect Family Home Set Up For Entertaining.
- Large Driveway For Multiple Cars.

Tenure: Freehold EPC Rating: C

offers in the region of

£675,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF115683 - 0003

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