



**Wentworth Avenue, Emley, Huddersfield HD8 9XR**

**welcome to**

**Wentworth Avenue, Emley Huddersfield**

A remarkable detached family home with an integral garage, driveway parking, two reception rooms and beautiful garden space in the highly desirable and semi-rural village of Emley. Ideal for those upsizing and looking to settle on a cul-de-sac in an immaculately presented new home!



## Ground Floor

### Entrance

Front door leading to hallway with karndeian flooring and warmed by a central heating radiator. Door to under stairs cupboard. Stairs leading to first floor.

### Lounge

16' 7" into bay x 11' 7" ( 5.05m into bay x 3.53m )

Superbly sized reception room with carpeted flooring and warmed by a central heating radiator. Double glazed bay window overlooks the front.

### Reception Room Area

27' 5" into kitchen x 11' 9" ( 8.36m into kitchen x 3.58m )

Spacious dining area warmed by two vertical central heating radiators. Double glazed French doors open out to the rear garden.

### Kitchen

17' 8" x 27' 5" ( 5.38m x 8.36m )

Fantastic sized kitchen being open plan to the dining area. Fitted with a range of base and wall units with a cottage feel and wood worksurfaces. There are tiled splashbacks, Rangemaster oven with induction hob and extractor over. Integrated dishwasher. Space for washing machine and American style fridge freezer. Central island unit perfect for breakfasts. With ceiling spotlights and laminate flooring throughout. Central heating radiator and a double glazed window and door to the rear.

### Dining Room

11' 7" x 9' 9" ( 3.53m x 2.97m )

Perfect place to sit after a hearty meal with karndeian flooring, central heating radiator and a double glazed window to the side.

### Wc

Comprising low flush WC and wash hand basin. With karndeian flooring, heated towel warmer/radiator and an extractor.

## First Floor Landing

With carpeted flooring and warmed by a central heating radiator. Storage cupboard housing immersion heater. Double glazed window to the front.

### Bedroom One

15' 3" x 11' 8" ( 4.65m x 3.56m )

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear. Door to ensuite.

### Ensuite To bed one

Comprising walk-in shower cubical, low flush WC and vanity sink unit with mixer tap. With karndeian flooring, heated towel warmer/radiator, extractor and a double glazed window with frosted glass to the rear.

### Bedroom Two

11' 7" x 11' 8" plus doorway recess ( 3.53m x 3.56m plus doorway recess )

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

### Bedroom Three

11' 6" x 14' 8" ( 3.51m x 4.47m )

Third double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front. Door to ensuite.

### Ensuite To Bed Three

Decorated to a modern standard this wet room style bathroom has a walk-in shower cubicle plus a separate free standing roll top bath. Vanity sink unit and low flush WC. Part tiled walls, ceiling spotlights and a double glazed window with frosted glass to the side.

### Bedroom Four

11' 3" x 9' 1" ( 3.43m x 2.77m )

Fourth good sized bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

## Bathroom

Comprising corner shower cubicle plus separate bath. Low flush WC and wash hand basin. With karndeian flooring, ceiling spotlights and part slate tiled walls, heated towel warmer/radiator, extractor and a double glazed window to the side.

## Second Floor

### Bedroom Five

16' 11" x 16' 5" ( 5.16m x 5.00m )

Comprising bath with shower over and glass shower screen, low flush WC and concealed sink unit. With karndeian flooring, heated towel warmer/radiator, part tiled walls and a Velux window.

### Ensuite To Bed Five

Comprising bath with shower over and glass shower screen, low flush WC and concealed sink unit. With karndeian flooring, heated towel warmer/radiator, part tiled walls and a Velux window.

### Bedroom Six

10' 5" x 9' 2" plus recess ( 3.17m x 2.79m plus recess )

Final bedroom currently used as a home office with high speed wired connection for internet. With eaves storage cupboard, carpeted flooring and warmed by a central heating radiator. Three skylight windows.

## External

Externally, the property has ample off-road parking on a block paved driveway plus access to an integral garage to the front. To the rear of the property is a beautifully maintained lawned garden with a Wendy house and enclosed by timber fencing.

## Garage

With electric shutter door and integrated boiler.



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welcome to

## Wentworth Avenue, Emley Huddersfield

- Detached Home Situated In A Highly Desired Village Location - Semi Rural
- Situated On A Cul-De-Sac - Immaculately Presented
- Accommodation Over Three Floors
- Well Maintained Garden Space, Garage and Off Road Parking
- Local First School Rated Outstanding In All Areas
- Two Reception Rooms and Dining Kitchen

Tenure: Freehold EPC Rating: Awaited

guide price

**£500,000 - £525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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