



**Victory Avenue, Huddersfield HD3 4HA**

**welcome to**

**Victory Avenue, Huddersfield**

Beautiful new build home offering plenty of space for families of all ages. Situated in a village location, close to well regarded schools & amenities. Individually built with high quality finish & spec. 4 beds, bathroom plus ground floor WC, sunny garden and garage parking. Open plan kitchen.



## Ground Floor

### Entrance

Practical tiled floor, radiator, oak door with glazed panel to lounge/kitchen. Stairs lead to the first floor.

### Cloakroom

CCTV panel in here. Wash hand basin and low flush W.C. Tiled floor and part tiled walls.

### Lounge/Dining Area

13' 6" max x 21' 1" max ( 4.11m max x 6.43m max )

A glazed door leads to a superb living space flooded with natural light, there is loads of living and dining space which is open plan to a modern cashmere hi gloss kitchen. The living/dining space is defined with quality laminate flooring. A high specification double glazed sash style window looks to the front and a second double glazed window looks to the side elevation. A door leads to a useful cloakroom. Recess spot lighting completes this thoroughly modern space.

### Kitchen

11' 11" x 11' 9" ( 3.63m x 3.58m )

A contemporary feel with clean lines and a good range of wall and base units with soft close doors and feature lighting. Boasting solid granite worktops and a solid granite family size breakfast bar. One and a half bowl sink unit with feature double hose tap over. Gas range cooker with electric oven and extractor fan and hood over. Recess spotlights, double glazed window to the rear and double glazed door to rear garden. Space for American style fridge freezer. Tiled flooring defines the kitchen space.

## First Floor Landing

Radiator, double glazed sash style window to the front, doors to bedrooms and bathroom. Feature glass balustrade. Oak finish door to stairs to top floor.

### Bedroom Two

11' 11" x 9' 10" plus recess ( 3.63m x 3.00m plus recess )

A good sized room which has exposed beams, radiator, a bank of double glazed windows to the rear and recessed spotlights. Could easily be used as the main bedroom.

### Bedroom Three

9' 2" x 6' 10" ( 2.79m x 2.08m )

With a double glazed sash style window to the side and a central heating radiator.

### Bedroom Four/Study

8' 4" x 5' 9" ( 2.54m x 1.75m )

With a double glazed sash style window to the side and a central heating radiator.

### Bathroom

Modern bathroom suite comprising a P-shaped bath with shower over, low flush W.C and pedestal wash hand basin. A useful vanity unit is also built in. Having an opaque double glazed window to the side, recessed spotlights, extractor fan, tiled floor and part tiled walls.

## Second Floor Landing

A door leads to the main bedroom.

### Bedroom One

10' plus recess x 16' 9" purlin to purlin ( 3.05m plus recess x 5.11m purlin to purlin )

Restricted head height. This room could provide a multitude of choices and has room to add ensuite facilities should the new owner wish. A generous room which has plenty of natural light via two skylights and a feature double glazed window to the side. Boasting feature spotlights, exposed beams and having a radiator.

### External

Good sized front garden with picket fencing, minimalist turfed with concrete path. To the rear is a lawned garden which is securely fenced and private. Garage to the rear with washing machine and dryer facilities plus plumbing and independent electric.



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welcome to

## Victory Avenue, Huddersfield

- HIGH SPEC NEW BUILD - LOCAL BUILDER
- OPEN PLAN LIVING STRAIGHT OUT TO GARDEN
- GARAGE TO REAR
- VILLAGE LOCATION
- GRANITE WORKTOP KITCHEN

Tenure: Freehold EPC Rating: B

offers in the region of

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116566 - 0003

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