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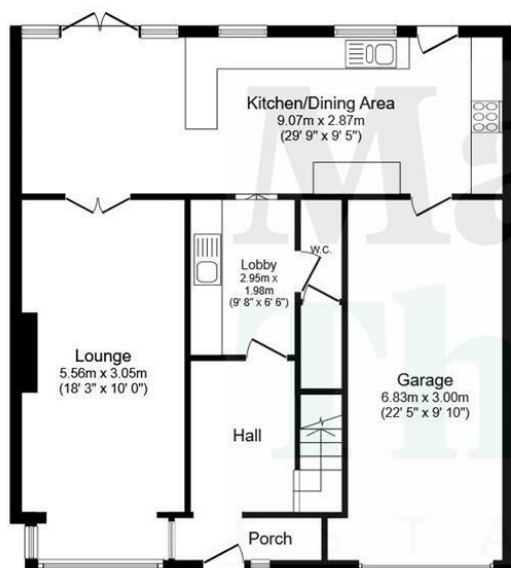
## Highgate Avenue, Lepton Huddersfield, West Yorkshire

**Offers over £310,000**

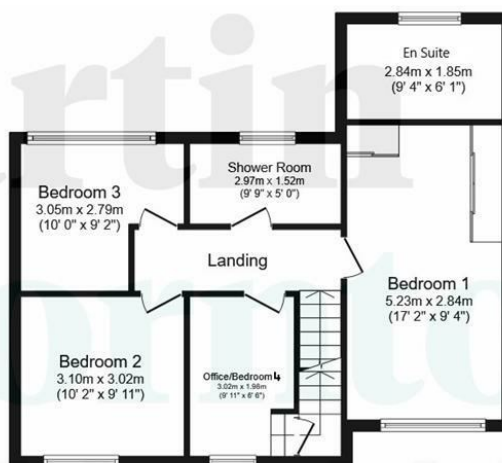
A substantially extended, semi detached family home located in this popular and well regarded village giving ease of access to local amenities and schooling and offering three double bedrooms, the former fourth bedroom now being used as a study / home office, and a large, multi-purpose attic room. Only by internal inspection and by studying the floorplan will the amount of accommodation be appreciated, with side and rear extensions creating a large family home. With gas fired central heating incorporating a smart thermostat and double glazing, the accommodation comprises entrance porch, hallway, utility with adjoining downstairs WC, a large living room and a huge, open plan dining kitchen. To the first floor, there are three double bedrooms, the Master having its own en-suite bathroom with shower cubicle and a house shower room. The fourth bedroom is now a home office / study and has a staircase rising to a multi-purpose attic room which has been used as a play room / hobby room and an informal bedroom. The property benefits from a large integral garage with roll-over door and high ceiling, an enclosed rear garden with full width decking and paved seating areas making an ideal outdoor eating and entertaining space, and would be a perfect commuter base for surrounding major centres.

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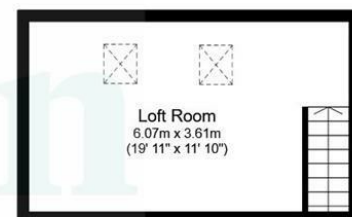
## Floorplan



Ground Floor



First Floor



Second Floor

Total floor area 170.4 m<sup>2</sup> (1,834 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



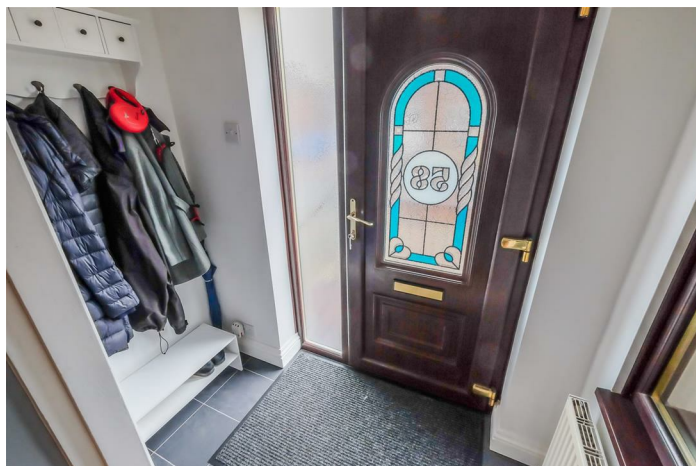
# Highgate Avenue, Lepton Huddersfield, West Yorkshire

## Details



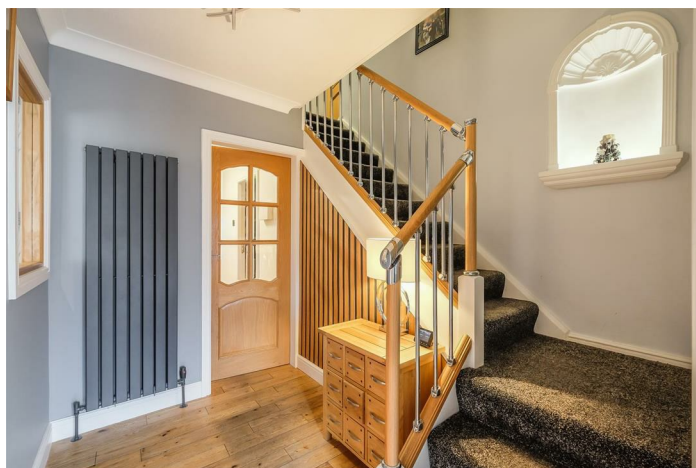
An external uPVC double glazed door with a decorative, glazed, arched panel with opaque side screen gives access to an entrance porch.

### Entrance Porch



Providing useful coat and shoe storage, with ceiling downlighting, tile effect laminate flooring and a radiator. From here, access can be gained to the hallway.

### Hallway



Having, to the right hand side, a feature staircase with contemporary handle rail and spindles. There is oak flooring which continues through into a number of the rooms. To the bottom of the stairs there is a decorative, illuminated, arched display alcove. There is coving to the ceiling and an upright radiator. To the left hand side, an internal door with bevelled individual glazed panels gives access to the living room.

### Living Room



Positioned to the front of the property and, as illustrated by the floor plan dimensions, this is a very spacious principal reception room. It has a continuation of the oak flooring throughout, various areas with downlighting, concealed mood lighting, arched, decorative, display alcoves and provision for a wall-mounted flat screen TV. The lighting has dimmer switches and there are two radiators. At the far end of the room there are oak double doors with glazed panels leading through to the dining kitchen.

### Dining Kitchen



Spanning the full width of the property, this is a large, open plan, sociable eating and entertaining space. It is light and bright with uPVC windows, French style doors with adjoining side screens and an external uPVC and glazed door. This room also has oak flooring throughout. The kitchen area has

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an extensive range of fitted units to high and low level, with work surfaces and matching upstands. There are appropriate tiled surrounds, a one and a half bowl sink with single drainer and mixer tap. There is a range style cooker with 8 ring gas hob and ovens beneath, housing for an American style fridge / freezer with storage to either side, an integrated dishwasher and a concealed boiler for the gas fired central heating system. Above the range style cooker there is a broad, illuminated canopy style filter hood. The worktops extend to create a breakfast bar area and there is space for a large, formal dining table. There are three radiators and an upright, ladder style radiator. The dining area gives access to the property's integral garage and the adjoining utility.

### Utility

The utility can also be accessed from the hallway and has wall cupboards and base units matching those in the dining kitchen. Beneath the worktop, there is an area which could accommodate additional free standing appliances. There is plumbing for an automatic washer, a stainless steel, circular sink with single drainer and mixer tap and brick style surrounds. There is oak flooring. Off the utility is the downstairs WC.

### Downstairs WC



Particularly stylish in nature, comprising a white suite with contrasting tiling. There is a hand basin and low level WC, brick style tiling with decorative mosaic detail, a wall mounted mirror with down lighting above, floor tiling, an extractor fan and coving. A door gives access to further, useful storage beneath the staircase.

From the hallway, the staircase rises to the first floor landing.

### First Floor Landing



With down lighting, coving and a radiator.

### Master Bedroom



A large, double sized bedroom which can easily accommodate a good amount of additional furniture in conjunction with the existing built-in wardrobes, bedside drawers and drawer stacks. There is provision for a wall-mounted flat screen TV, a uPVC double glazed window to the front elevation and a radiator. This room also has the advantage of its own en-suite.



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### En-Suite



Being of a good size and comprising a four piece suite. There is a double ended bath with extendable, hand held shower attachment, a double shower cubicle with curved opening entrance doors and Mira, wall-mounted shower, a basin on a wall-mounted plinth and a low level WC. There is tiling to the walls and floor, ceiling downlighting, an extractor fan and an upright, chrome, ladder style radiator. There is a uPVC window.

### Bedroom Two



A double sized bedroom, positioned to the front of the property, with oak flooring, a uPVC window, ceiling downlighting and a radiator.

### Bedroom Three



A double sized room to the rear of the property, with oak flooring, coving and a radiator.

### House Shower Room



The stylish house shower room has a double cubicle with curved opening entrance doors and overhead, waterfall style fitting as well as a hand held shower attachment. There is a rectangular, trough style hand basin with storage beneath and a low level WC. There is a wall-mounted mirror with downlighting above, ceiling downlighting, tiling to the walls and floor, a chrome, ladder style radiator and a rear uPVC window.

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### Home Office / Bedroom Four



Formally the fourth bedroom, this versatile space makes a perfect home office / study area. There is ceiling downlighting and coving and the room can accommodate a desk and appropriate furniture. There is a uPVC window and a radiator. From here, a staircase leads to the attic room.

### Attic Room



A most versatile space with storage to either side and two Velux windows, making it a perfect hobby room / study / play room / gaming space and has been used, in the past, as an informal bedroom by the vendors.

### External Details

Immediately before the property is the perimeter wall. The front garden has been designed for ease of maintenance with gravel, making it ideal for tubs and planters etc. The

driveway provides parking and gives access to the property's integral garage.

### Integral Garage

A very large space with a high ceiling, a roll-over door, power and lighting. There is plumbing for a second washing machine and further appliances such as a tumble dryer and provides extensive, useful storage. A door gives access to the dining kitchen.

### Rear Garden



The rear garden is enclosed by perimeter walling and fencing. There is a full width, decked patio area providing a large, outdoor, open plan eating and entertaining area. There is outside lighting, power and water. Steps lead down to a lower garden area which is paved and has gravel, again designed for outdoor eating and entertaining. There is further power and a useful garden shed / store in the right hand corner.

### Additional Information

The property enjoys a gas fired central heating with smart thermostat and double glazing.

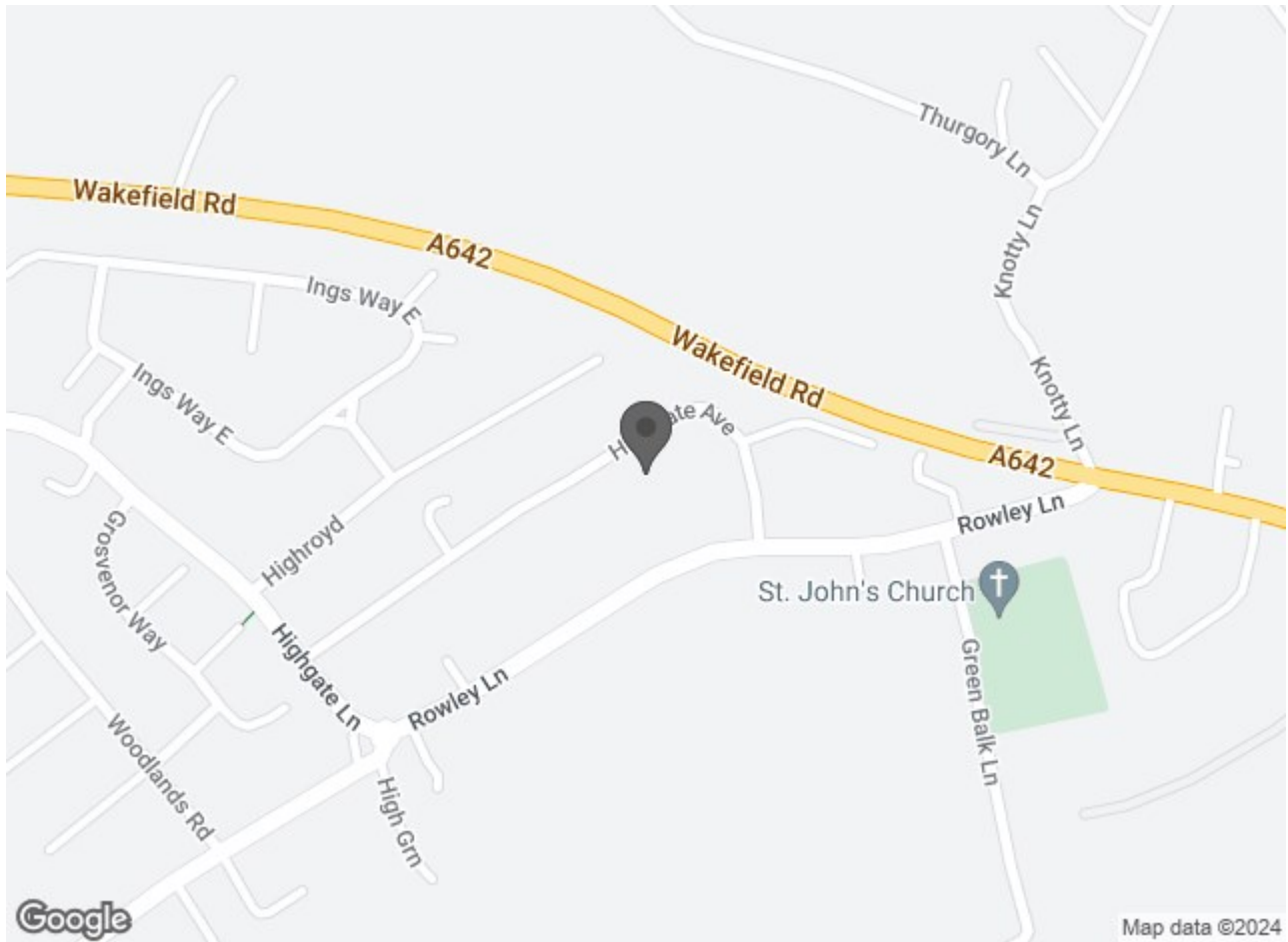
### Tenure

The vendor has informed us that the property is Freehold.



# Highgate Avenue, Lepton Huddersfield, West Yorkshire

Directions



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## DISCLAIMER

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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