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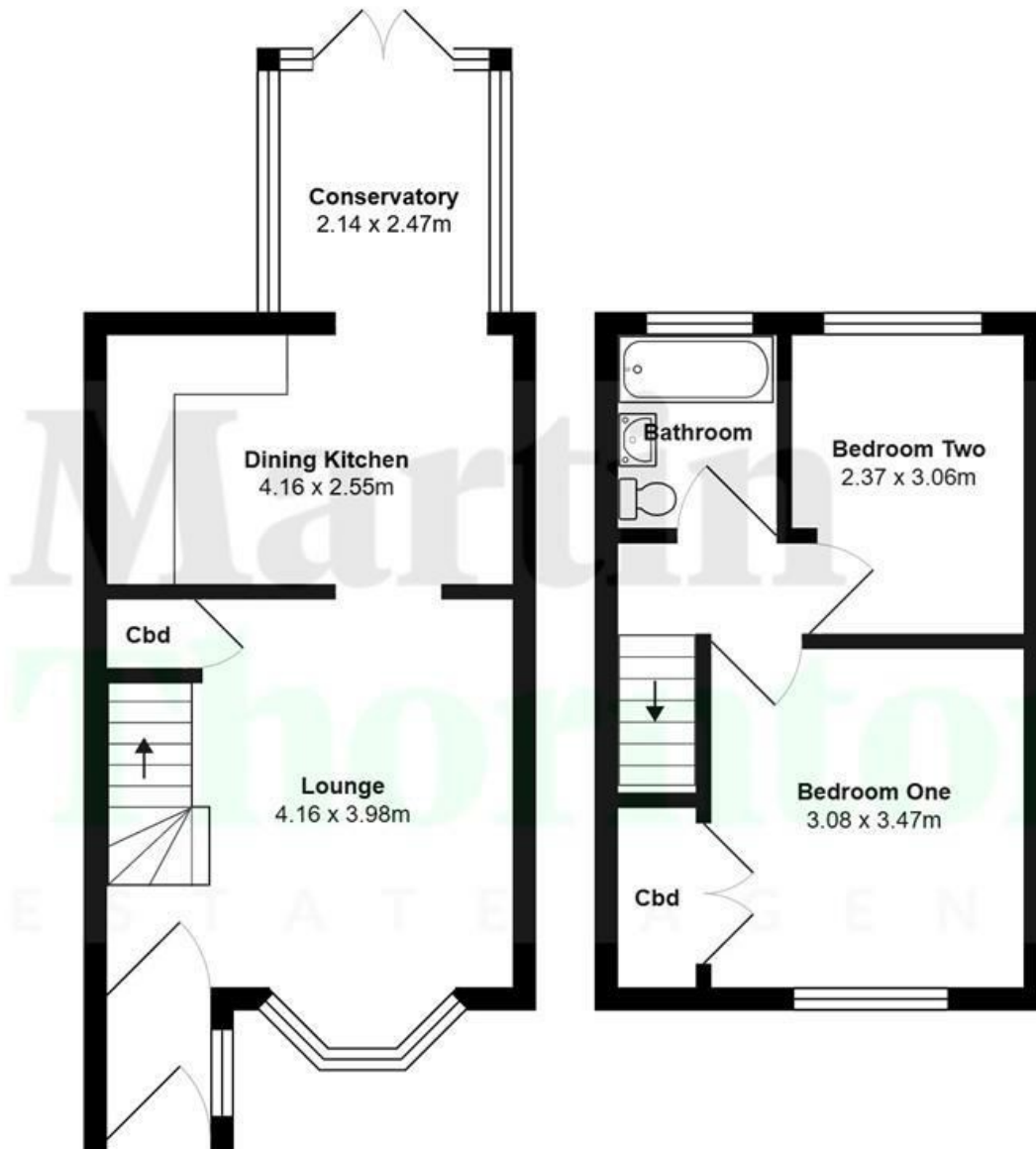
Wentworth Avenue, Emley Huddersfield,

Offers in the region of
£200,000

Positioned at the head of the cul-de-sac and overlooking the village cricket and football pitches to the rear is this well appointed, two-bedroom inner town house. The property offers a conservatory and two parking spaces in a popular, semi-rural village setting, centrally placed as a commuting base for access to Huddersfield, Wakefield, Barnsley and the M62 at Crigglestone. The accommodation comprises an entrance porch, living room with bay window, recently redesigned kitchen with integrated appliances and conservatory with solid roof. On the first floor are two double bedrooms and bathroom. There is a gas-fired central heating system and uPVC double glazing. Externally, there is parking for two vehicles at the front of the property and a rear enclosed garden providing a stylish outdoor eating and entertaining space. The rear garden is enclosed by perimeter fencing.

**Wentworth Avenue, Emley
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

Wentworth Avenue, Emley Huddersfield,

Details



Entrance Porch

An external composite door with an opaque glazed panel and over-light gives access to the entrance porch. This has a side uPVC window and is ideal for storing shoes and coats, etc. There is a radiator and a door leading to the living room.

Living Room



This good sized reception room is positioned at the front of the property and has a bay window incorporating uPVC glazing. On the left hand side is an open staircase with oak handrail and glass panels, beneath which is a useful storage cupboard. The room is presented to a high standard and can accommodate a good amount of furniture. There are two period style radiators and an archway leading to the kitchen.

Kitchen



This room has been redesigned from its original layout and is

a light and bright open plan space. The contemporary grey units have contrasting worktops with matching upstands. Integrated appliances include a four-ring gas hob with tiled splashback and illuminated canopy filter hood above and fan oven below, fridge and freezer. Beneath the worktop is plumbing for an automatic washer and concealed is the boiler for the central heating system. There is a sink with mixer tap along with ceiling downlighting, rear uPVC window, gun metal upright ladder style radiator and a tiled floor that continues through into the adjoining conservatory.

Conservatory



This versatile space is positioned at the rear of the property and is currently used as a formal dining room. The room has a solid roof, making it a useable all-year-round space, along with uPVC glazing to three elevations and large French doors out into the enclosed garden. There is also a radiator.

First Floor Landing

From the living room, the staircase rises to the first floor landing where there is access to the loft area.

Wentworth Avenue, Emley Huddersfield,

Details



Bedroom One



This double bedroom is positioned at the front of the property and has a uPVC window overlooking the cul-de-sac. The large double door wardrobe has twin hanging rails and there is useful shelving built over the bulkhead projection. The room can accommodate further fitted or freestanding furniture and has a radiator.

Bedroom Two



This double bedroom is positioned at the rear of the property and has a pleasant aspect overlooking the village football and cricket pitches. It can accommodate a double bed and furniture and has a uPVC window and a radiator.

Bathroom



The bathroom has a white three-piece suite comprising a panelled bath with Triton independent shower over, a pedestal wash hand basin and a low-level WC. The aqua boarded ceiling incorporates downlighting and there is a chrome ladder style radiator along with an obscure rear uPVC window.

External Details



At the front of the property, there is block paved side-by-side parking for two and the rear garden is enclosed by perimeter fencing with a gate at the far end. There is also a timber shed. The redesigning and landscaping of the rear garden has been designed to create a most pleasant outdoor eating and entertaining space with ease of maintenance. There is a full width tiled patio adjoining the conservatory with outside water and power. The central low level brick

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Details



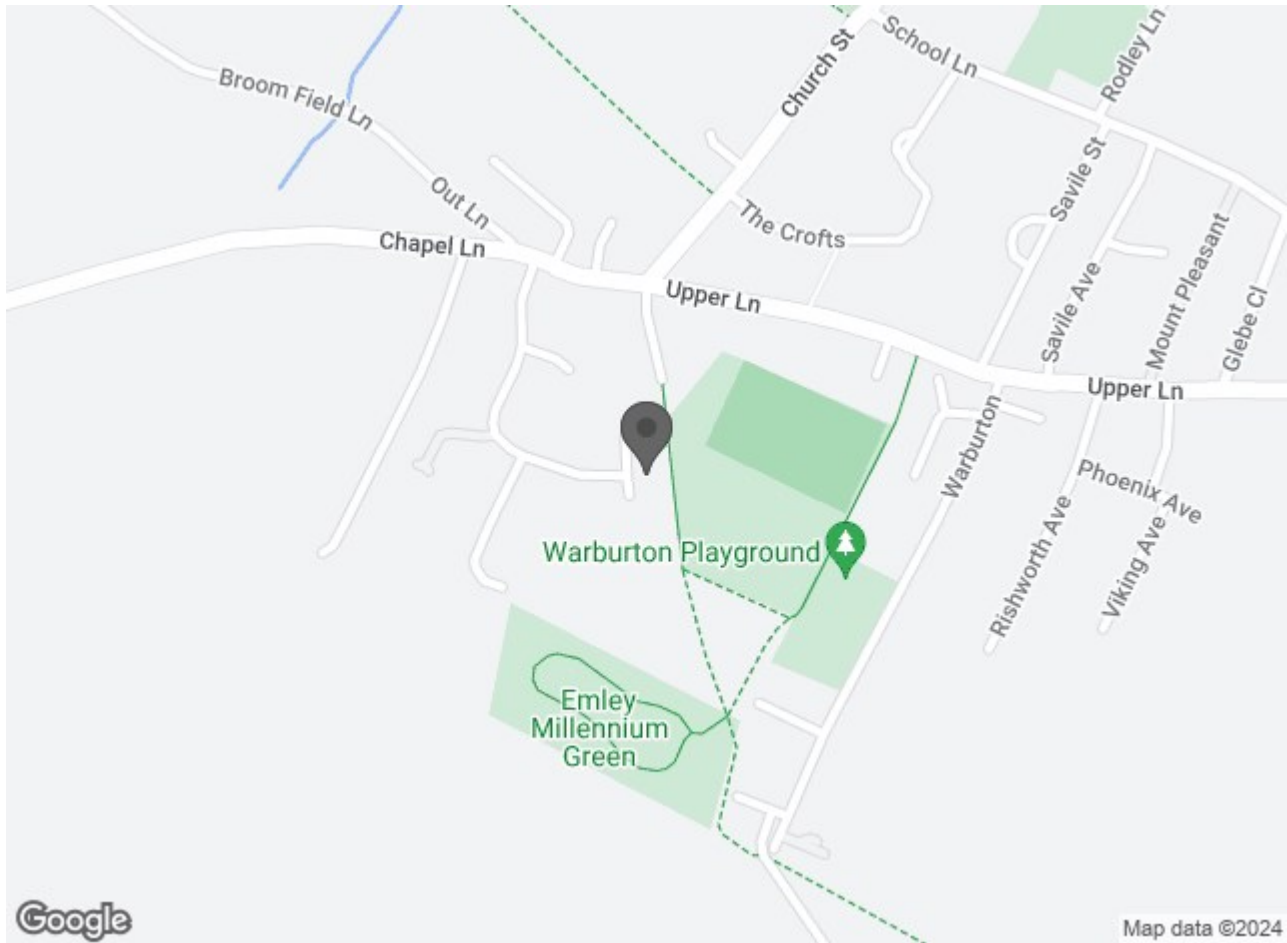
wall has raised planted flower beds incorporating lighting and a step down into a pleasant area which adjoins the timber shed.

Tenure

The vendor has informed us that the property is freehold and we await further confirmation. 09.06.24

Wentworth Avenue, Emley Huddersfield,

Directions



Wentworth Avenue, Emley Huddersfield,

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.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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