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**Wyvern Avenue,
Huddersfield,**

**Offers in the region of
£450,000**

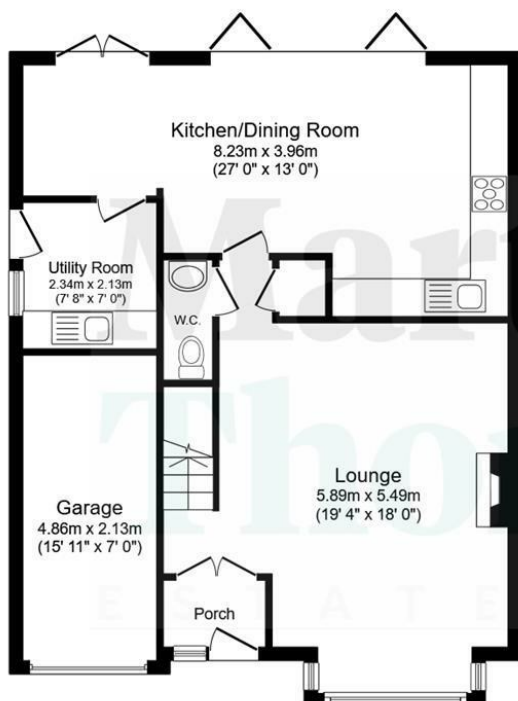
MARTIN THORNTON PLATINUM

Set back on Wyvern Avenue in a pleasant cul-de-sac among other detached homes, the property has been extended from its original design and offers a light bright contemporary interior, high specification bathrooms, fabulous dining kitchen with bi fold doors out onto the enclosed rear garden, two en suites and a superb house bathroom and rear garden which enjoys a good degree of privacy.

Only by an internal inspection can the layout, standard of presentation, feature and fittings can be truly appreciated of this four double bedrooomed detached family home which is perfectly placed for local amenities, schooling and motorway networks which make it an ideal commuting base.

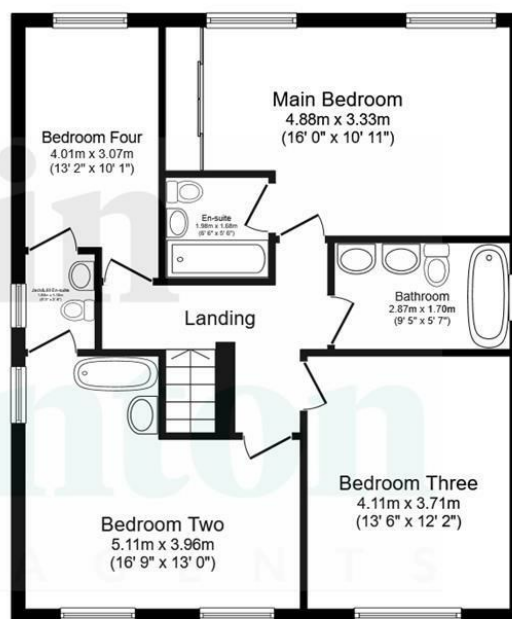
The property comprises; entrance vestibule with double doors leading through to a large living room which enjoys a southerly aspect to the front and has as its focal point a multi fuel stove. There is a downstairs WC, large rear dining kitchen which also incorporates a sitting area. There are French style double doors and a five panel bi-fold door out to the large rear patio. There are integrated appliances and a Stoves range style cooker and a separate utility. On the first floor, are four large double bedrooms, the master has its own en suite, with underfloor heating. Bedroom two also has a Jack and Jill style en suite and a stylish house bathroom with underfloor heating. The rear garden is enclosed with a large full width stone flagged patio, lawn and a second paved seating area at the far end which can be a real sun trap. The garden itself enjoys a good amount of privacy and there is double width parking on the driveway and integral garage with a useful mezzanine storage area above. There is gas a central heating system and uPVC double glazed windows.

A much loved family home which has undergone redesigning and upgrading as well as extending to create a stunning property in this highly accessible location.



Ground Floor

Floor area 73.7 m² (793 sq.ft.)



First Floor

Floor area 71.4 m² (769 sq.ft.)

TOTAL: 145.2 m² (1,562 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Wyvern Avenue, Huddersfield,

Details



Entrance Hall

An external entrance door gives access into the properties entrance vestibule.

Entrance Vestibule

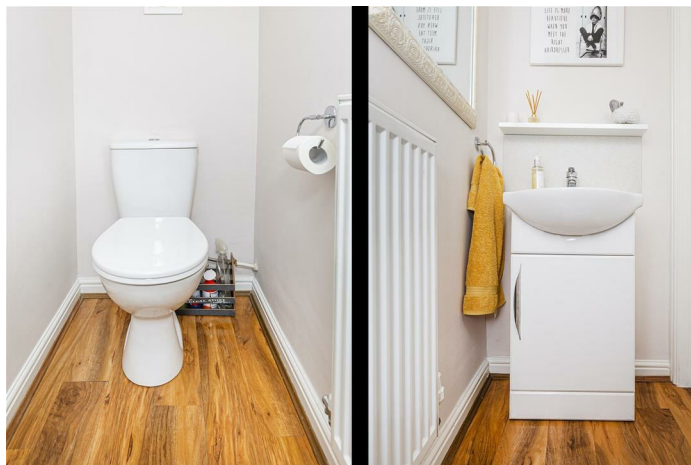
This is the perfect place for shoes and coats. There is coving to the ceiling with particular note is the walnut style laminate flooring and this continues through to the adjoining living room. There is a radiator and two large timber and bevelled glazed doors which open into the living room.

Living Room



As the photography demonstrates, this room is presented to a very high standard is positioned to the front of the property and enjoys a pleasant aspect over the wooded cul-de-sac itself and enjoys southerly outlook. As mentioned previously, there is a continuation of the walnut style laminate flooring and the focal point of the room standing upon a broad hearth is a glazed door multi fuel stove. There is plenty of space for furniture, coving to ceiling, two radiators and within this room is the open spindle staircase which rises to the first floor accommodation. Off the living room is a inner lobby area and this has a useful shelved storage cupboard and opposite is the downstairs WC.

Downstairs WC



This has a two piece suite in white, the hand basin has storage cupboard beneath. There is a low level WC, continuation of the flooring from the living room. There is an extractor fan and a radiator. From this lobby area, a timber and glazed internal door, leads through into the dining kitchen.

Dining Kitchen



Positioned to the rear of the property and running the full width of the home this room certainly has the wow factor, creates a most sociable open plan eating and entertaining space and the bi-fold doors leads out onto the large stone paved patio to create indoor and outdoor living. The kitchen area is to one side and has an extensive array of units to high and low level with under unit lighting there is also feature splashbacks, a corner twin bowl sink with extendable

Wyvern Avenue, Huddersfield,

Details



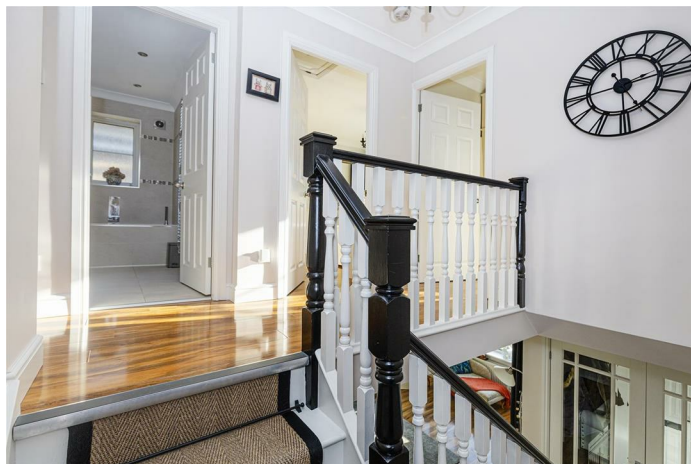
mixer tap. One of the units has a Insinkerator there is also a single drainer. There are pop up sockets and the centre piece of the kitchen is the Stoves range style cooker with a 7 ring gas hob, oven beneath and a matching canopy style filter hood. There is an integrated dishwasher and space for an American style fridge freezer with a cold water feed beneath. The room has two radiators one of which is a stylish upright metal grey and ceiling downlights. As mentioned there is a five panel bi fold door which give access out to the garden and the room can easily accommodate a formal dining table. At the opposite end of the kitchen there is space that could used as a dining area, however this is utilised as an every day sitting area with space for a sofa and provision for a wall mounted flat screen TV as well as french style double doors out to the patio area. A timber and glazed door then leads to the utility.

Utility



This has wall cupboards, base units, working surfaces tiled surrounds, sink unit with single drainer beneath the counter top. There is space and plumbing for an automatic washing machine, and space for a tumble dryer with venting, continuation of the walnut style laminate flooring, radiator and an external side door.

First Floor Landing



From the living room, the spindle staircase rises to the first floor landing which at the top of the steps branches both left and right. To the right hand, larger landing area also has the walnut style laminate flooring and coving to ceiling.

Bedroom One



Positioned to the rear of the property this is a very well appointed master bedroom particularly light and bright with two sets of individual uPVC windows overlooking the properties enclosed rear garden. The room has a continuation of walnut style laminate flooring, to one wall there is built in mirrored sliding door wardrobes and there is plenty of space for further fitted and freestanding furniture. There is a radiator, and being the master bedroom this room has the advantage of its own ensuite.



Ensuite



Updated and re designed in more recent times and with electric underfloor heating this particularly stylish room has a walk in larger style shower with glazed screen. There is a wall mounted hand held shower attachment as well as an overhead square waterfall style shower fitting, rectangular wall mounted hand basin with storage cupboard below and low level WC. Within the showering area and behind the hand basin and toilet there is full height tiling and floor tiling. The room also has a light tunnel, extractor fan, ceiling downlighting and an upright chrome ladder style radiator.

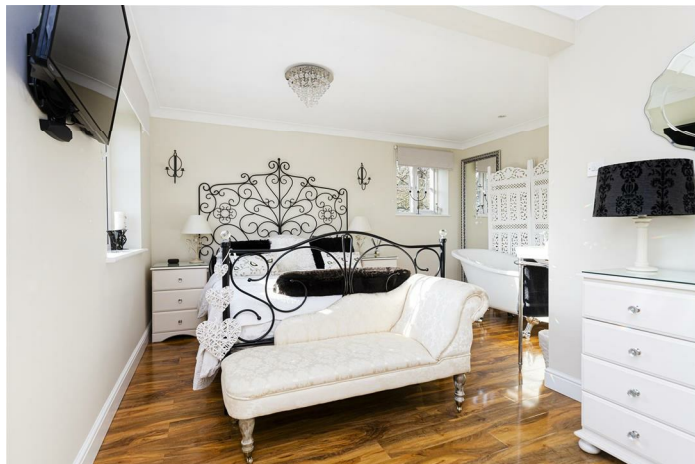
Bedroom Three



Positioned to the front of the property this is a double sized bedroom which enjoys a southerly aspect and a wooded outlook over the cul-de-sac itself. The room has the walnut style laminate flooring, there is plenty of space for furniture,

coving to ceiling and radiator. There is also a drop down ladder giving access to useful loft space.

Bedroom Two



Positioned to the front of the property and arguably the largest bedroom itself its particularly well appointed light and bright and enjoys a dual aspect with front and side uPVC windows, enjoys the southerly aspect identical to bedroom two and it too has the walnut style laminate flooring, it has neutral decor, coving and this room has the added advantage as it incorporates its own ensuite with a free standing bath with floor mounted mixer taps and a hand held shower attachment as well as a period style hand basin incorporating a towel rail beneath. There is also a radiator and this room has the added feature of a mirrored secret door which leads through to a jack and jill toilet with hand basin.

Wyvern Avenue, Huddersfield,

Details



Jack and Jill



This has been updated in more recent times and has a rectangular trough style hand basin with drawers beneath and a splashback, low level WC, illuminated wall mounted mirror, extractor fan, coving to ceiling, opaque style uPVC window and an upright chrome ladder style radiator and there is a lockable door which gives access to bedroom 4.

Bedroom Four



Positioned to the rear of the property this is also a double sized room that can be access from the first floor landing as well as the jack and jill. It too has the walnut syle laminate floor, the rear uPVC window enjoys an outlook over the enclosed garden. It is well appointed with neutral decor and has space for fitted or free standing furniture and there is also a radiator.

House Bathroom



It too has electric underfloor heating and has been re designed and updated in more recent times. At one end is the double ended bath with extendable hand held shower attachment. There is a shower screen and wall mounted overhead square waterfall style shower fitting. There is twin his and hers trough style hand basins with drawers beneath and stylish taps. There is also a motion operated illuminated wall mounted mirror, low level WC, full height tiling around the bath with decorative mosaic style boarder, floor tiling, ceiling downlighting, extractor, coving, opaque uPVC window, electric shaver point and an upright chrome ladder style radiator.

External Details

Set back from Wyvern Avenue in a small cul de sac of other quality detached homes. Immediatly infront of the property there is an open plan lawned garden to the side of this there is a wide flagged pathway with steps leading up to the properties recessed open porch. To the left hand side is the double width driveway providing parking/standing and this in turn gives access to the properties integral garage.

Garage

This has an up and over door with power and lighting, radiator and there is a mezanine area above, perfect for additional storage and this is where the Valliant boiler is located.

Wyvern Avenue, Huddersfield,

Details



Garden



To the left hand side a timber gate leads through to a paved pathway which continues past the side door leading round to the rear. The rear garden itself is enclosed by perimeter fencing. There is external lighting, water and power. There is a large stone flagged full width patio and this adjoins the bifolding doors within the dining kitchen. The garden itself enjoys a good degree of privacy and steps then lead up to the raised lawned garden and at the far end is a full width paved patio area with timber summer house and this area is a rear sun trap.

Additional Information

The property has gas fired central heating system, uPVC double glazing.

Tenure

The vendor informs us that the property is freehold.

Wyvern Avenue, Huddersfield,

Directions

