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## Hunston Avenue, Quarmby Huddersfield,

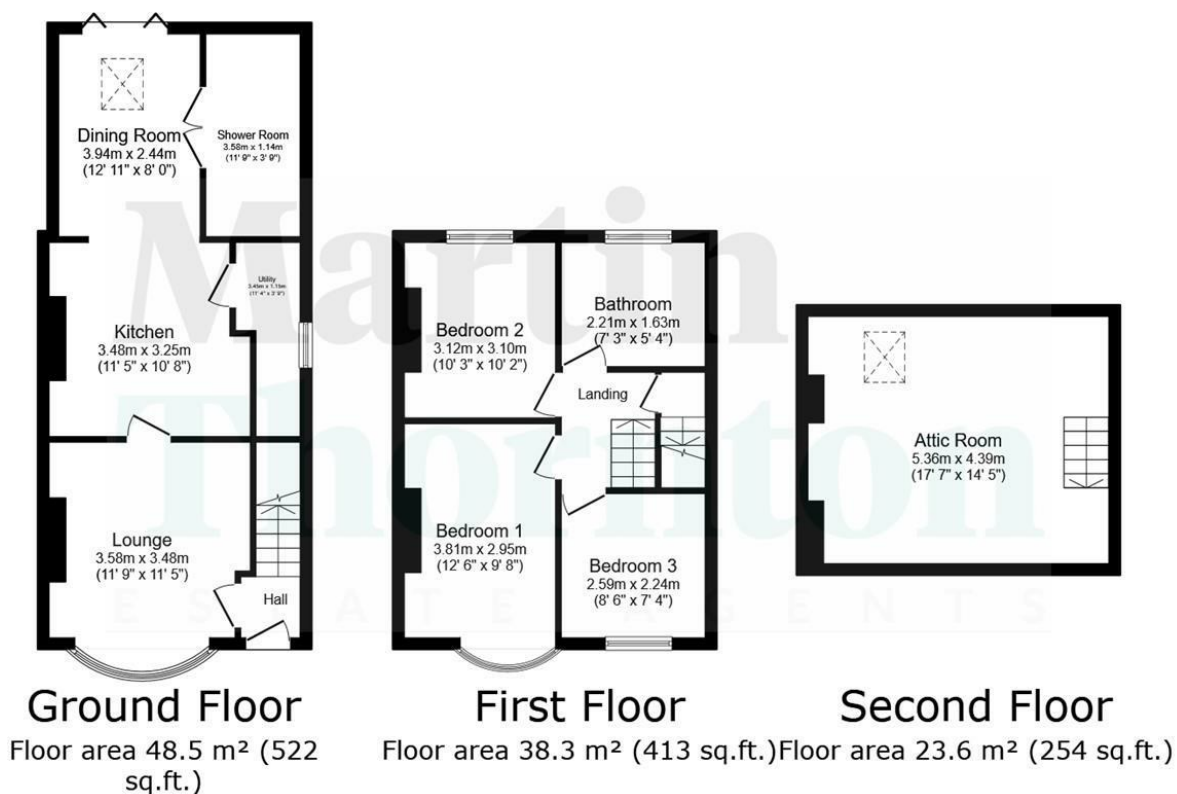
**Offers in the region of  
£250,000**

**\*\* UNEXPECTEDLY RE-OFFERED \*\***

Enjoying a cul-de-sac position, with well-appointed accommodation throughout, the property has been substantially extended to the rear from its original design. There is double width parking to the block paved front driveway. The property offers ideal family accommodation close to local amenities, motorway and well-regarded schooling.

Presented to a high standard throughout and with an enclosed rear garden, the property comprises an entrance lobby, a bay-windowed living room, a kitchen with integrated appliances and an adjoining, separate utility area. There is an extended dining / sitting room / potential ground floor bedroom with underfloor heating and bi-fold doors at the far end and an adjoining, wet-room style, large shower room. To the first floor there are three bedrooms and a house bathroom. The landing has a space saver staircase up to a useful attic room, ideal as a teenage gaming room, play space or an informal home office. The accommodation on the first floor is slightly larger as it extends over the passageway, and there is an enclosed garden with seating areas and lawn.

Internal viewing is an absolute must to appreciate the standard of presentation throughout, as well as the accommodation on offer and a perfect commuter base with nearby local amenities and schooling.



TOTAL: 110.4 m<sup>2</sup> (1,188 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](http://www.Propertybox.io)

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## Details



An external uPVC door with the upper portion having decorative, opaque glazed panels gives access into the entrance lobby.

### Entrance Lobby

With an inset mat well and a staircase rising to the first floor accommodation. The lobby is a perfect place for external coats and shoes etc. There is a radiator. From here an oak and bevelled glazed panel door opens to the living room.

### Living Room



Positioned to the front of the property, with semi-circular bay incorporating uPVC glazing, this is a good-sized, well-proportioned and well-presented principle reception room. There is a chimney breast with stylish fire surround with marble finished inlay, hearth and coal effect living flame gas fire. There is coving to the ceiling, plenty of space for furniture, and there is a radiator. A matching oak and bevelled glazed door leads to the kitchen.

### Kitchen



This room has an extensive array of fitted units to high and low level, with under unit lighting, work tops and tiled splashbacks. There is a stainless steel sink with single drainer. Set to what was the chimney breast, is a filter hood, Samsung induction hob and matching Samsung fan oven. There is an integrated fridge / freezer and dishwasher. The kitchen has a tiled floor. off the kitchen on the right hand side is a useful utility area / understairs storage

### Utility Area

This houses the boiler for the gas-fired central heating system. Adjoining this, the understairs storage area has plumbing for an automatic washer and space for an additional appliance such as a condensing dryer. There is a side, uPVC window.



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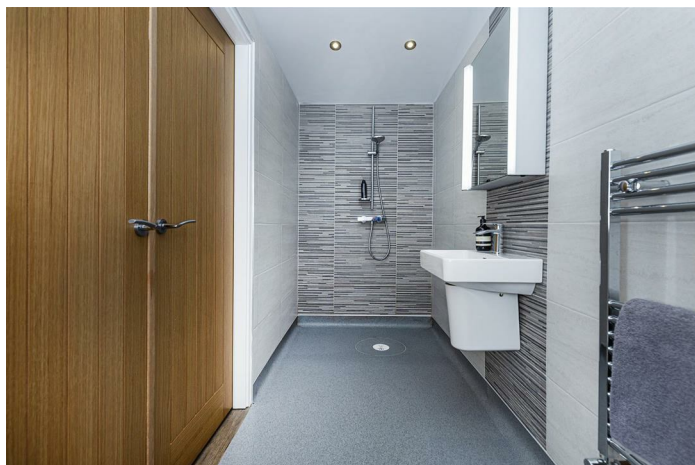


### Dining / Sitting Room



Accessed by a wide archway off the kitchen is the dining / sitting room. This fabulous space is an extension to the original design and is a multipurpose room, possibly a large formal dining room or a second sitting area. At the far end, bi-fold doors give access to the garden. A high, angled roof contains an automatic, rain-sensor Velux window. There is ceiling downlighting and underfloor heating. To the right hand side, opening, wide, twin doors give access to a ground floor shower room.

### Shower Room

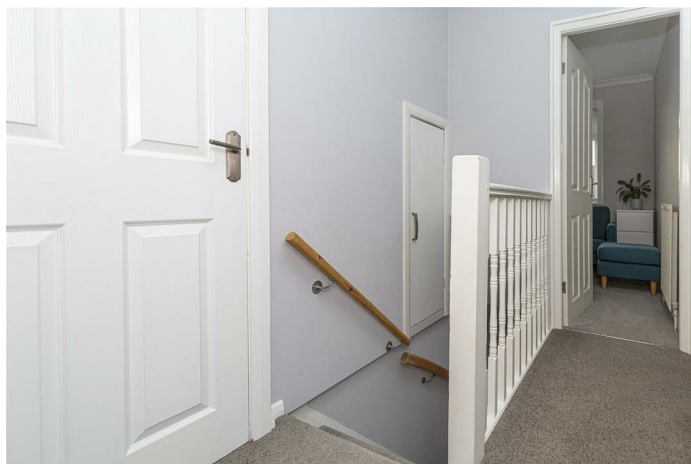


A wet-room style shower room, particularly stylish in nature. At one end is the showering area with wall-mounted shower fitting. There is a wall-mounted hand basin with illuminated, mirror fronted toiletries cabinet, and a low level WC. There is appropriate, three-quarter height tiling, ceiling

downlighting, extractor and an upright, ladder style, chrome towel radiator.

From the entrance lobby, a staircase rises to the first floor landing.

### First Floor Landing



With spindle balustrading. A second, space saver staircase gives access to the useful attic room.

### Bedroom One



Positioned to the front of the property, this is a large, double-sized bedroom with a broad uPVC window. It is well-appointed with plenty of space for free standing or fitted furniture. There is provision for a wall-mounted, flat screen TV, coving to the ceiling and a radiator.

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### Bedroom Two



A similar sized, rear-facing double room, this one has a built-in triple wardrobe to the right hand side of the chimney breast. There is space for further fitted or free-standing furniture, coving to the ceiling, a rear uPVC window and a radiator.

### Bedroom Three



Positioned to the front of the property, this bedroom is slightly wider than standard. The first floor accommodation extends over the passageway making it a good-sized third bedroom that could equally be a good-sized home office or study with space for furniture. There is a uPVC window to the front elevation, coving to the ceiling and a radiator.

### House Bathroom



With a three piece suite in white. The bath has a shower screen and wall-mounted shower fitting. A rectangular, trough style hand basin is set into a unit with storage below. There is a low level WC, a mirror fronted toiletries cabinet, tiling to the walls and floor, an extractor fan and an opaque, rear uPVC window. There is an upright, chrome, ladder style radiator.

From the landing, a space saver staircase gives access up to a useful attic room.

### Attic Room



This is a perfect gaming or play room, or could be used as a home office or study area. There is a rear Velux window and a radiator.



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## Details



### External Details



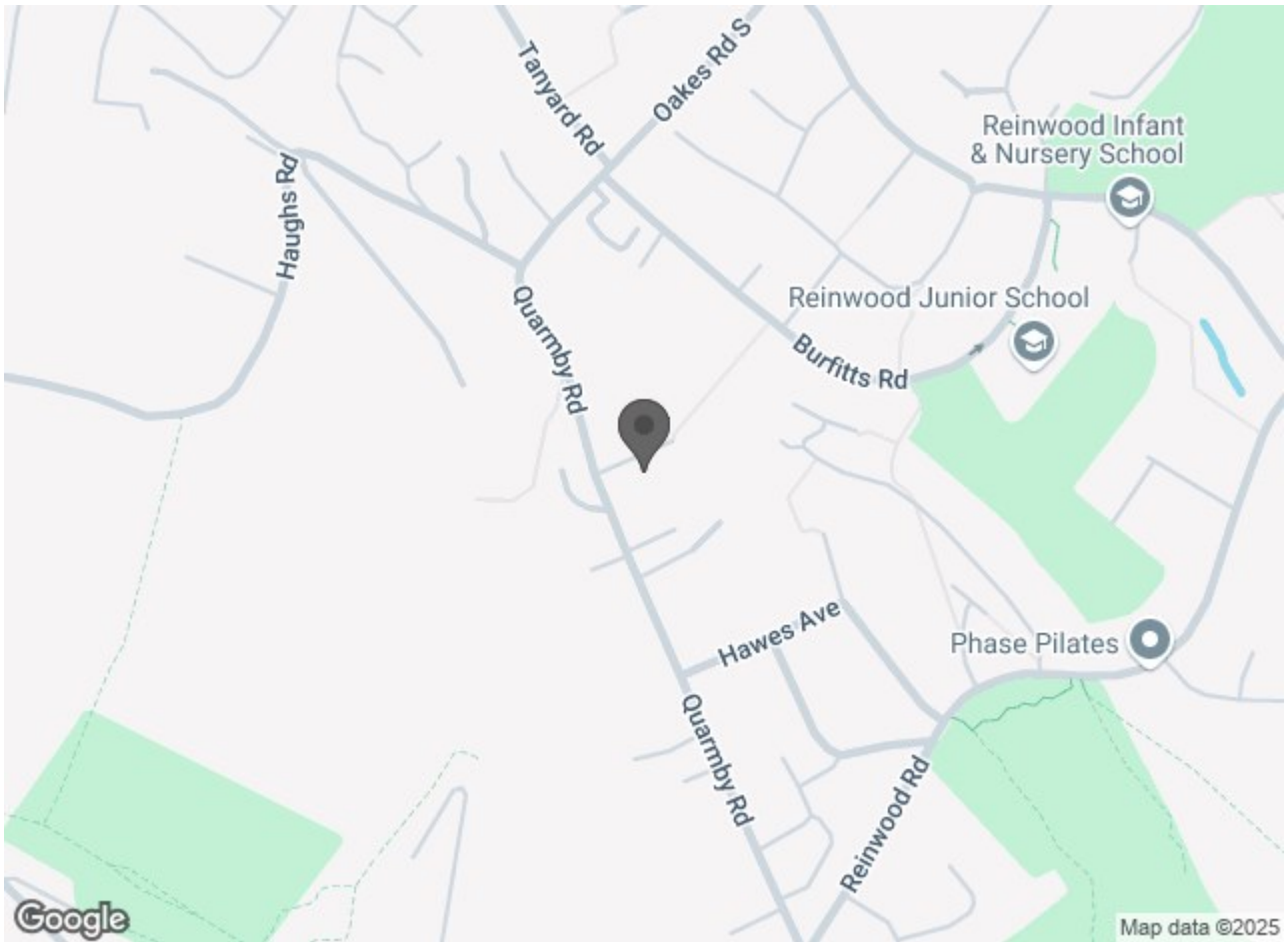
The property enjoys a cul-de-sac position and has a double width, block paved driveway at the front. The rear garden is enclosed by perimeter fencing. There is a full-width, paved patio area adjoining the bi-fold doors, which enjoys the afternoon sun. There is external power, water and lighting. A wide pathway leads to the top corner of the garden where there is a timber shed, a lawned area and a second, similar sized, paved seating area. A lockable side gate gives access via the passageway to the front of the property.

### Tenure

The vendor informs us that the property is freehold.

# Hunston Avenue, Quarmby Huddersfield,

Directions



# Hunston Avenue, Quarmby 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.
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