

martin-thornton.com
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**Bankfield Park Avenue, Taylor Hill
Huddersfield,**

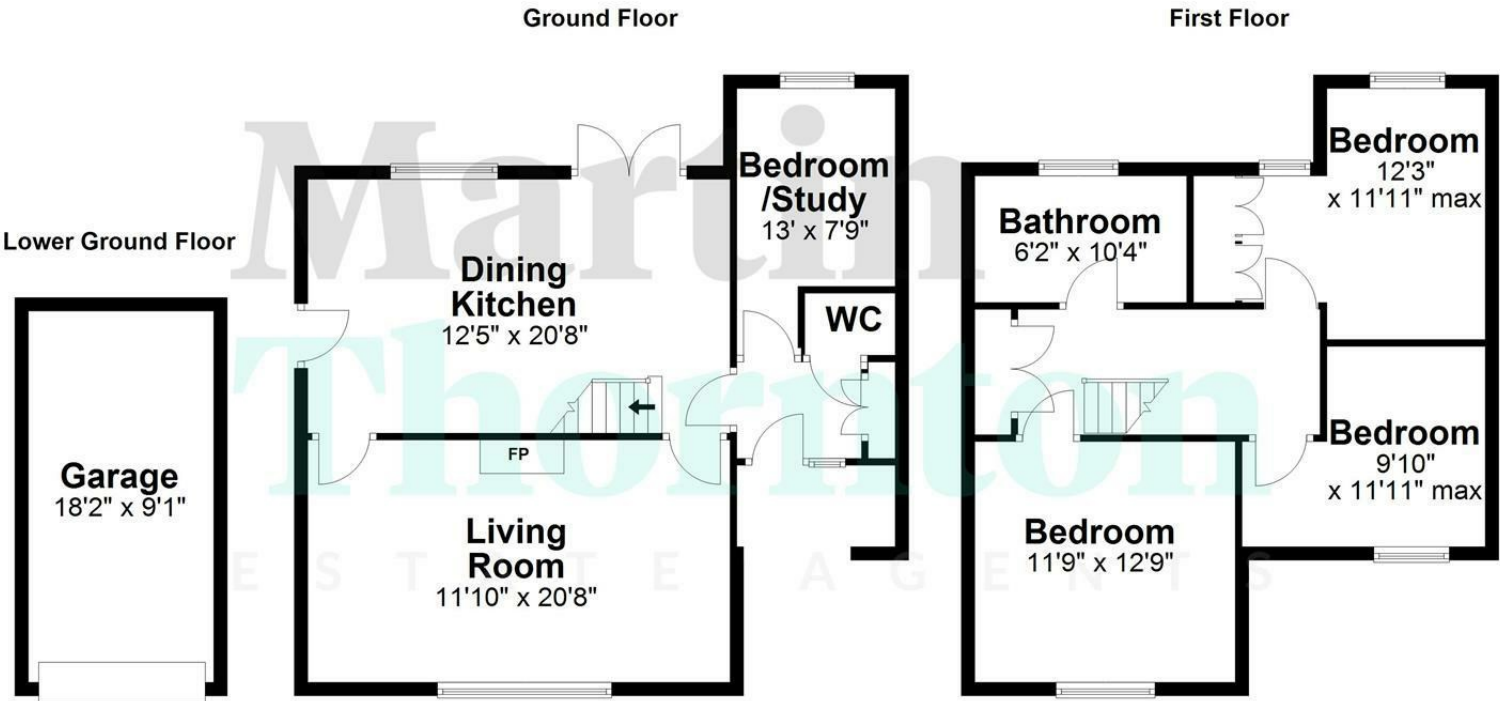
**Offers in the region of
£365,000**

MARTIN THORNTON PLATINUM

Being enjoyed by the current owners for the last 30 years, is this four-bedroom stone-built detached home. The property is positioned in a popular residential area, close to local amenities and comprises an entrance hall, downstairs WC, downstairs bedroom/study, spacious kitchen diner and living room on the ground floor. On the first floor are three bedrooms and a house bathroom. The property benefits from gas-fired central heating and uPVC double-glazing, along with an alarmed security system. Externally, there is a front garden and a driveway leading to an integral garage. The south-facing rear garden has a flagged patio, security lighting and steps leading to a tiered and lawned garden with mature shrubbery borders. Viewing is highly recommended.

Bankfield Park Avenue, Taylor Hill
Huddersfield,

Floorplan



Total area: approx. 1426.8 sq. feet
Bankfield Park Avenue, Taylor Hill, Huddersfield

Bankfield Park Avenue, Taylor Hill Huddersfield,

Details



Entrance Hall

A uPVC door with double-glazed inserts and a matching glazed window opens to the entrance hall, where there is oak flooring, a ceiling light point and a radiator. A useful storage cupboard has hanging hooks and shelving, perfect for storing coats and shoes. Access can be gained to the following rooms:

Kitchen Diner



A timber and glazed door leads into the open-plan kitchen diner. The dining area has a continuation of the oak flooring, plenty of space for furniture, a ceiling light point and a radiator. French doors lead out into the rear garden and a staircase gives access to the first floor landing. The kitchen has a range of wall and base cupboards, drawers and roll-edge worktops with matching upstands. Integrated appliances comprise a split-level oven, a four-ring hob with an overlying canopy style filter hood and dishwasher. There is plumbing for an automatic washing machine and space for a freestanding fridge freezer. This area has a tiled floor and ceiling downlight points. A large uPVC window allows natural light from the rear elevation and a uPVC door with glazed inserts leads out into the rear garden.

Living Room



This formal reception room is positioned at the front of the property and has a large bay window overlooking the garden and beyond. The focal point of the room is a polished stone fireplace and hearth, home to a gas fire. There are two ceiling light points, two wall light points and a radiator.

Bedroom/Study



This double room is positioned at the rear of the property and has lots of natural light via a large uPVC window. It would make a perfect guest bedroom or study area. There is a ceiling light point and a radiator.

Bankfield Park Avenue, Taylor Hill Huddersfield,

Details



Downstairs WC



The cream suite comprises a wall hung hand basin with twin taps and a low-level WC. There is tiling around the sink unit, a ceiling light point, a wall mirror and an extractor fan.

First Floor Landing



From the kitchen diner, a staircase gives access to the first floor landing where there are two useful storage cupboards with shelving, perfect for linen. There are two ceiling light points and a further storage cupboard with shelving over the bulkhead.

Bedroom One



This double bedroom is positioned at the front of the property and has plenty of space for furniture. It has fitted sliding door, mirrored wardrobes, a ceiling light point and a radiator. Access can be gained to the loft space.

Bedroom Two



This double bedroom is positioned at the rear of the property and has a uPVC window overlooking the garden and beyond. There are built-in wardrobes with hanging rails and shelving, a ceiling light point and a radiator.

Bankfield Park Avenue, Taylor Hill Huddersfield,

Details



Bedroom Three



This double bedroom is positioned at the front of the property and has a pleasant outlook over the garden and beyond via a large uPVC window. There is a ceiling light point and a radiator.

House Bathroom



The bathroom has a white suite comprising a panelled bath with twin taps and a tiled surround, a corner shower cubicle, home to a mains fed power shower, a pedestal hand basin with twin taps and a low-level WC. There is aqua boarding around the shower cubicle, appropriate tiling to the walls, vinyl style flooring, an extractor fan, ceiling downlight points and a radiator. To the rear elevation, there is a uPVC window.

External Details



At the front of the property, there is a walled and lawned garden area and a single driveway leading to an integral garage. From the driveway, steps lead up to a porch, which is currently used as a log store and has a ceiling light point. Two steps give access to the front door. A flagged pathway gives access to the rear garden, which benefits from a southerly aspect. It has a flagged patio, perfect for outdoor entertaining, along with a security light and steps giving access to a tiered and lawned garden area with mature shrubbery borders.

Integral Garage

The garage has an up-and-over door, power, light and water. This area is home to the Baxi central heating boiler.

Tenure

The vendor has informed us that the property is leasehold and we await further information.

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Directions

