

BOULTONS

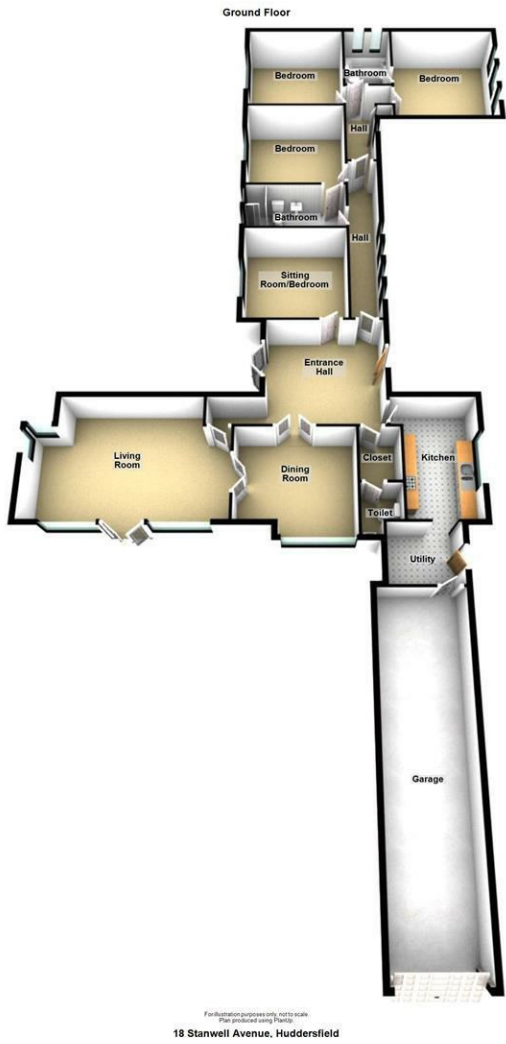
54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029



18 Stanwell Avenue
Birkby, Huddersfield, HD2 2BY

Offers Around £495,000

4 2 3 E



CHARTERED
SURVEYORS



AUCTIONEERS



ESTATE
AGENTS



VALUERS



LETTING AND
MANAGEMENT
SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS



NO UPPER CHAIN & RARE TO THE MARKET IS THIS IMPRESSIVE BRICK BUILT DETACHED BUNGALOW SITUATED AT THE TOP OF THIS HIGHLY REGARDED TREE LINED CUL DE SAC WITHIN A MOST POPULAR RESIDENTIAL AREA. *

This fine, individually designed home affords superb levels of privacy and offers a wealth of opportunity to make your own mark and turn this good house into an exceptional home. A prime position often sought out by professional due to the excellent commutable position close to the town centre, railway station and junctions 23 & 24 of the M62 motorway. The generous plot will be of great interest to garden lovers and families alike who may wish to modernise the existing arrangement or subject to planning remodel and extend upon this already substantial property.

ACCOMMODATION

RECEPTION HALL
12'5" x 12'1"

Accessed via a bespoke solid timber front door, this grand reception or dining hall has French doors giving access to the rear garden area.

CLOAKROOM
4'3" x 5'10"

With proper cloak hanging arrangements and giving access to the wc, which is fitted with the low flush wc and a hand wash basin with cupboard storage beneath.

LOUNGE
21'7" x 13'9" max

Overlooking the courtyard via picture windows and timber framed, double glazed French doors. There is a range of alcove display units and cupboards either side of the decorative feature fireplace, dual aspect, double glazed corner window taking in the outlook over the garden. A pair of double doors allow easy passage to the formal dining room and there is also an internal door leading through to the reception hall.

DINING ROOM
12'9" x 12'1"

With timber framed, double glazed windows overlooking the rose garden/courtyard.

BREAKFAST KITCHEN
13'9" x 7'6"

Fitted with a range of oak door fronted wall and base units with complementary working surfaces which incorporate a one and a half bowl stainless steel inset sink unit with mixer tap over. There is a four ring electric hob, separate fitted double oven an integrated fridge and dishwasher. Complementary part tiled splashbacks surround the preparation area and there is a timber framed, single glazed window allowing natural light into this practical day to day space. Adjacent to the kitchen is the boiler/utility room.

BOILER/UTILITY ROOM
7'6" x 6'2"

With access to the driveway at the side of the property, useful cupboard storage and an internal door leading to the tandem garage to the front of the property. Plumbing for a washing machine.

TANDEM GARAGE
34'1" x 8'10"

With lightwells in the roof space allowing natural light into this generous sized garage. The garage houses the gas and electricity meters together with a fuse board.

INNER HALLS
21'7" x 3'3"

With timber framed, double glazed windows and providing access to the bedrooms and bathrooms..

BEDROOM 4
11'9" x 11'9"

With a timber framed, double glazed window overlooking the lawned rear garden. Previously used as a home office.

JACK AND JILL BATHROOM
8'6" x 5'6"

With a pedestal hand wash basin, low flush wc, panel bath and shower, complementary tiled walls, access leading to the inner hall.

BEDROOM 2
11'9" x 9'10" to the robe or 11'5"

With bedside units, timber framed, double glazed window, a range of fitted furniture comprising double robes with dresser drawers and cupboards over. Plus access to the Jack and Jill bathroom.

MASTER BEDROOM
12'9" x 11'9"

With a range of fitted bedroom furniture including a triple robe with cupboards over, centrally positioned dresser/drawers, single glazed windows, internal door to the en suite/guest bathroom.

BEDROOM 3
11'9" x 9'10" to the robe or 11'9" max

Two double wardrobes with cupboard storage above, timber framed, single glazed window.

GUEST/EN-SUITE BATHROOM
11'9" x 3'7"

With a walk-in shower, vanity hand wash basin, low flush wc, heated towel rail, tiled walls and a loft hatch allowing access to the roof void (not inspected at the time of the appraisal).

OUTSIDE

A long tarmacadem drive provides ample off-road parking. The property is surrounded by established, mature gardens which include a semi walled rose garden to the front, a predominantly laid to lawn garden at the side and established planted pockets and beds towards the rear along with various raised and traditional beds. The garden enjoys a good degree of privacy due to the mature bands of protected trees, evergreens, hedges and shrubs that surround the boundary.

GARDEN STORE/WINE CELLAR
12'9" x 6'6"

Positioned towards to the rear of the property under the extension, used as a potting shed with double doors and with ramp access.

TENURE

We understand that the property is a freehold arrangement.

COUNCIL TAX.
BAND F.

USEFUL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

