



RESIDENTIAL

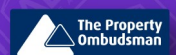
SALES | LETTINGS | PROPERTY MANAGEMENT



80 Turnstone Way, Huddersfield, HD4 5FA Offers In The Region Of £350,000

LOOKING TO MOVE FOR 2025? *A STUNNING EXECUTIVE DETACHED RESIDENCE* *THIS NEWLY BUILT AVANT HOME IS FINISHED TO A HIGH SPECIFICATION WITH ADDITIONAL UPGRADES PURCHASED BY THE CURRENT OWNERS AND OFFERS EXTREMELY LOW ENERGY COSTS* *EPC RATED "B" This larger than average, detached property offers an open plan living space with dining area, lounge with bi-folding doors and modern kitchen. Being very well proportioned with quality fittings, this property offers family sized accommodation and makes an ideal purchase for first time buyers or the growing family with space to work from home. Some of the features of this home include: Hive heating system, ADT security system, air flow system throughout and solar panels. Situated in this popular and well regarded residential area, close to local shops, well regarded schools and is accessible to the M62 motorway linking Lancashire to West Yorkshire. The property briefly comprises of: entrance dual colour composite door leads to the reception hallway and separate cloakroom, opening onto this open plan dining and living space with bi-folding doors leading to the rear garden and a large, modern kitchen with integrated appliances. To the first floor landing: four double bedrooms and a stylish house bathroom with the primary bedroom offering en-suite facilities. Externally there is a laid to lawn frontage with double tarmac driveway providing off road parking for two vehicles and integrated garage. To the rear is an enclosed, private garden with paved patio area and artificial grass benefitting from the stunning views. To the side aspect is a unique log cabin which is a fantastic addition built by the current owners. Viewings are highly encouraged to appreciate the luxury accommodation this property has to offer! ***VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY***

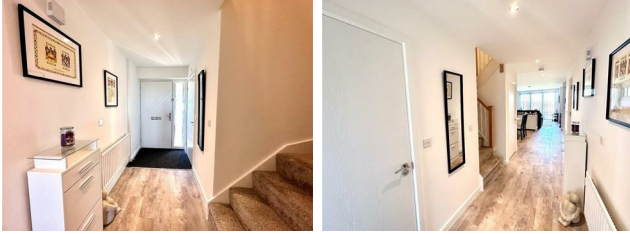
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ENTRANCE COMPOSITE DOOR

Dual colour entrance composite door with obscure glass side panel leads to:

RECEPTION HALLWAY 17'3 x 4'4 (5.26m x 1.32m)



Welcoming reception hallway with spindle turning staircase which rises to the first floor landing. Finished with Hive heating system which benefits the whole property, a wall mounted gas central heated radiator and vinyl tiled flooring. Door leads to:

SEPARATE CLOAKROOM 5'8" x 5'1" (1.75 x 1.56)



A partly tiled, separate cloakroom with uPVC double glazed opaque window to the front aspect. Featuring a two piece suite in white with chrome effect fittings comprises of: hand wash pedestal basin with waterfall mixer tap and low level flush w/c. Finished with inset ceiling spotlighting, wall mounted gas central heated radiator and vinyl tiled flooring:

OPEN PLAN LIVING SPACE 11'10" x 11'3" (3.61 x 3.43)



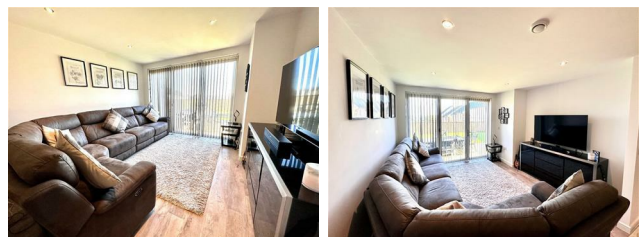
A stunning open plan living space consisting of dining area and lounge with uPVC dual colour bi-folding doors which lead out onto the rear patio, creating a perfect blend of indoor/outdoor living:

DINING AREA



A fantastic dining area offering ample space for dining table and chairs. Finished with inset ceiling spotlighting, wall mounted gas central heated radiator and vinyl tiled flooring:

LOUNGE AREA



Spacious lounge area with uPVC dual colour bi-folding doors overlooking the rear garden and beyond, allowing an abundance of natural light to fill the room. Finished with inset ceiling spotlighting, T.V point, telephone point and vinyl tiled flooring:

MODERN KITCHEN 14'6" x 8'6" (4.42m x 2.59m)

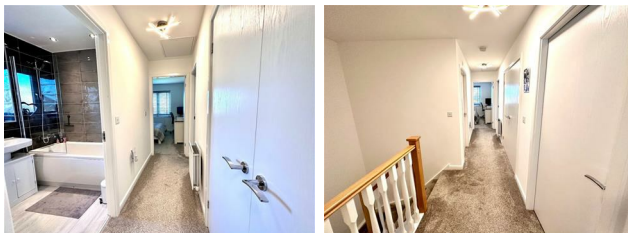


This modern, high specification, fitted kitchen is truly the heart of any home with uPVC dual colour patio doors leading out onto the rear garden. Featuring a range of two-toned, soft close base and wall mounted units with contrasting laminate working surfaces and matching trim, inset stainless steel sink unit with drainer and mixer tap. Integral electric oven and microwave with separate four ring induction hob and stainless steel splash back. There is a built-in fridge freezer, dishwasher and plumbing for a washing machine. Finished with inset ceiling spotlighting, LED under unit lighting, air flow system, wall mounted gas central heated radiator and vinyl tiled flooring:

STORAGE 4'7" x 2'9" (1.42 x 0.84)

Useful under stairs walk-in storage cupboard, which could also be used as a utility space:

TO THE FIRST FLOOR LANDING



Spindle turning staircase rises to the first floor landing with access to the loft space via pull down ladders. Finished with air flow system, wall mounted double panelled gas central heated radiator and doors leading to all rooms:

HOUSE BATHROOM 6'10" x 5'6" (2.10 x 1.69)



This two-toned fully tiled, luxury house bathroom with uPVC double glazed opaque window to the side aspect. Featuring a three piece bathroom suite in white with chrome effect fittings, comprises of: panelled bath with mains fitted shower over, hand wash pedestal basing and low level flush w/c. Finished with inset ceiling spotlighting, air flow system, wall mounted chrome heated towel rail and wood effect vinyl flooring:

PRIMARY BEDROOM 10'4" x 16'1" (3.17 x 4.91)



Spacious primary bedroom benefitting from en-suite facilities with uPVC double glazed window overlooking the front aspect, featuring built-in wardrobe with mirrored sliding doors. Finished with air flow system, T.V point and wall mounted gas central heated radiator. Door leading to:

EN-SUITE 7'4" x 6'9" (2.25 x 2.06)



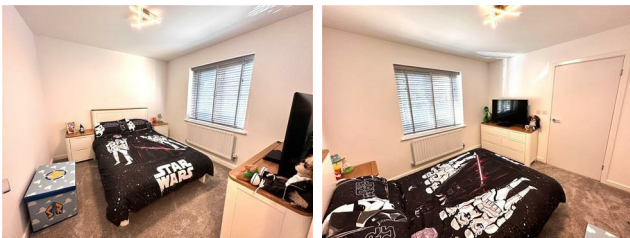
A two-toned fully tiled, luxury en-suite shower room with uPVC double glazed opaque window to the side aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of: walk-in double shower with mains fitted shower over and glass door, hand wash pedestal basing and low level flush w/c. Finished with inset ceiling spotlighting, air flow system, wall mounted chrome heated towel rail and wood effect vinyl flooring:

BEDROOM TWO 12'11" x 10'2" (3.95 x 3.11)



Second good sized double bedroom with uPVC double glazed window overlooking the rear garden and stunning onward views. Featuring built-in wardrobes with mirrored sliding doors. Finished with air flow system and wall mounted gas central heated radiator:

BEDROOM THREE 10'4" x 9'8" (3.17 x 2.96)



Third double bedroom with uPVC double glazed window overlooking the front aspect. Finished with wall mounted gas central heated radiator:

GUEST BEDROOM FOUR 10'2" x 6'6" (3.11 x 2.00)



Fourth bedroom situated to the rear or the property with uPVC double glazed window. Used by the current owner as an office space but could also be used as a guest bedroom. Finished with wall mounted gas central heated radiator:

EXTERNALLY



Externally the property boasts a laid to lawn garden to the front aspect with a tarmac double driveway for two vehicles which leads to the integrated garage. There is also outdoor security lighting, ADT security alarm system and ring door bell system. A paved path takes you to a side access gate which leads onto the extensive rear garden. Boasting a mainly artificial turfed garden with flagged patio seating area - making a perfect space for entertaining guests outdoors, bistro dining and enjoying the summer months with the stunning onward views. The flagged patio continues round to the side elevation where there is a further seating area and a unique log cabin built by the current owners which makes a fantastic addition to this property. Additionally, there are fitted solar panels with battery storage, outdoor security lighting, power socket and an outdoor tap. Finished with stone wall and fenced boundary:

GARAGE / UTILITY SPACE

An integrated garage/utility space with power and light benefitting from an electric remote controlled thermal enhanced security garage door. There is also housing for the combi-boiler and the meters, with space for a tumble dryer. Door provides separate access into the reception hallway:

FURTHER EXTERNAL PHOTOGRAPHS



A selection of further external photographs:

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Oak Primary School, Moor End Academy, Beaumont Primary Academy, Woodside Green, A SHARE Primary Academy, Newsome Academy, Newsome Junior Academy

Conveniently located approximately 2.5 miles from Junction 23 of the M62 and 1.9 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - sales@admresidential.co.uk

Council Tax Band

The council Tax Banding is "D"

Please check the monthly amount on the Kirklees Council Tax Website.

Tenure

This property is (LEASE HOLD OR FREE HOLD) with years from the year

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

EPC Link

<https://find-energy-certificate.service.gov.uk/energy-certificate/0370-3125-0170-2492-4405>

Energy Rating "B"

Key Facts For Buyers

https://sprift.com/dashboard/property-report/?access_report_id=3814793

OUR SERVICES

BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DISCLAIMER

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

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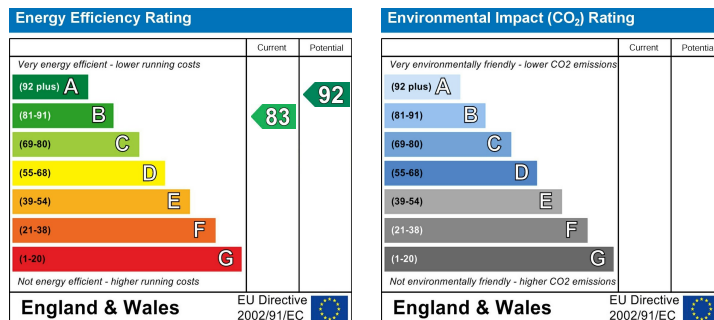
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Floor Plan



Energy Efficiency Graph



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