Martin Thornton
ESTATE AGENTS

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Thistle Hill,
Huddersfield, Yorkshire

£1,900 Per month

Occupying this elevated position, is this traditionally constructed, stone built, executive styled family detached house. The property, offers delightful accommodation over two floors including entrance hall, cloakroom/WC, utility, open plan breakfast kitchen with quality integrated appliances, a formal dining room and a lounge. To the first floor there are four double bedrooms, the master with en-suite facilities and a stylish, modern, contemporary style house bathroom. As one would expect, the property enjoys a gas central heating system and is fully uPVC double glazed. Externally, there is ample parking to the front elevation along with a low maintenance garden area and an integral detached double garage. The rear of the property truly has the wow factor, enjoying an elevated galleried decked area, offering views over towards Woodsome and indeed down on the garden/pagoda area before. Viewing highly recommended.

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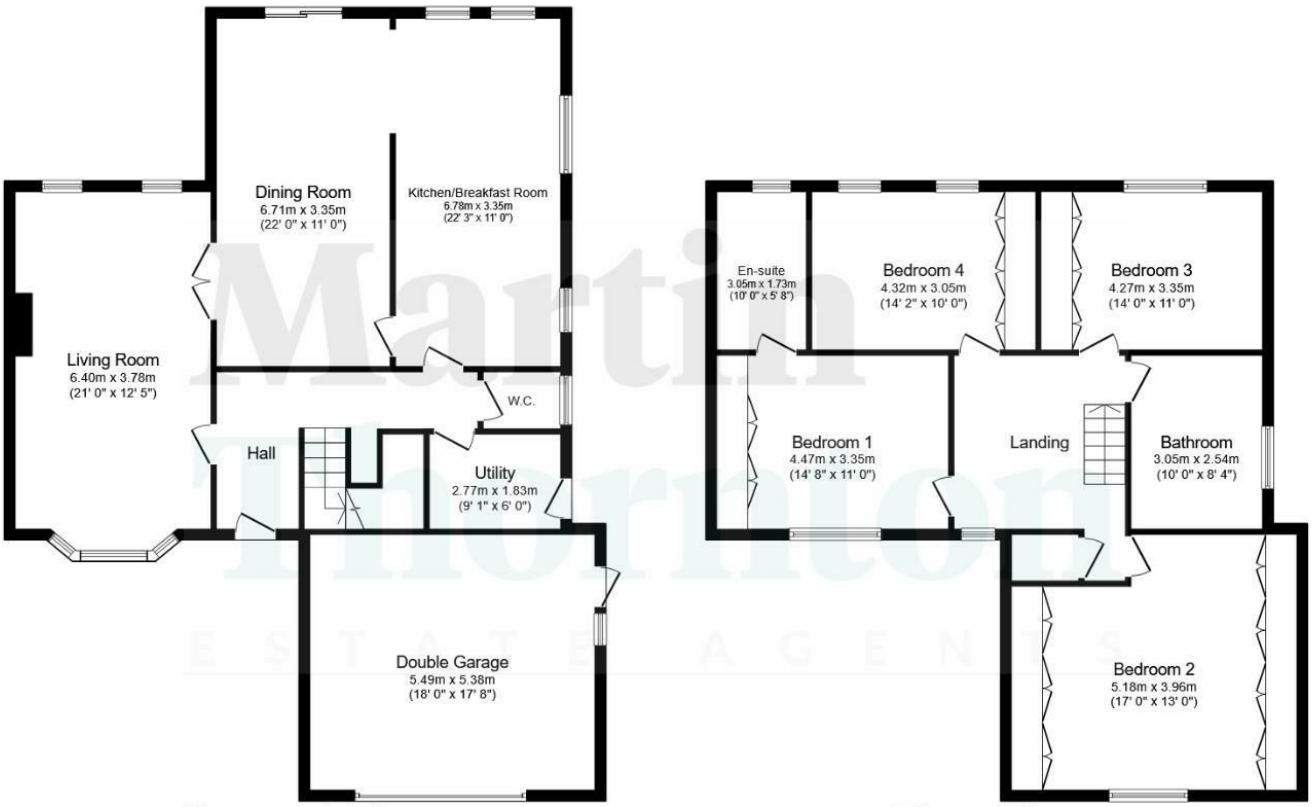
Floorplan



Ground Floor

Floor area 119.0 sq.m. (1,280 sq.ft.)

First Floor

Floor area 96.0 sq.m. (1,033 sq.ft.)

TOTAL: 214.9 sq.m. (2,313 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

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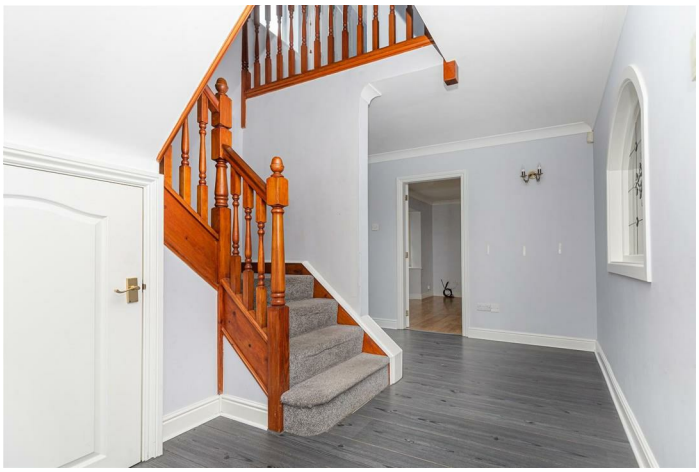
Details

Entrance Hall



A uPVC and leaded double glazed door with double glazed side panel opens to the entrance hall. There is coving to the ceiling along with ceiling light point, phone point, radiator and a useful under stairs store cupboard. An attractive oak style laminate flooring runs throughout this area into the utility. A balustrade and spindle staircase rises to the half landing and then to the first floor landing.

Utility

A most useful room with a uPVC double glazed door acting as a side entrance, there is a range of base cupboards, drawers, roll edge worktops with tiled splashbacks and matching wall cupboards over. There is plumbing for an automatic washing machine and this room also houses the Valliant combination boiler. There is coving to the ceiling along with tiled flooring and a radiator.

Cloakroom/WC

Having a modern white suite comprising; low flush WC, vanity handbasin with chrome Monobloc tap over and a high quality, high-gloss storage cupboard beneath. There is a laminate style flooring running throughout along with coving to the ceiling, ceiling light point and radiator.

Breakfast Kitchen

Acting as the hub of this wonderful family home, the kitchen is of a modern, stylish, contemporary design. The kitchen comprises a range of modern base cupboards, drawers, granite style work tops with matching upstands and wall cupboards over. There is housing for a Rangemaster, six ring burner hob with hot plate and integral double oven beneath, housing for an Admiral American style fridge/freezer and AEG microwave, a stainless steel sink unit with mixer tap over and there is a wine cooler set beneath the expansive breakfast bar. Throughout the room there is plenty of light courtesy of inset downlights to the ceiling and a smart attractive engineered oak style flooring runs throughout this room and into the dining room. There are uPVC double glazed windows to two elevations along with a wall mounting for a TV aerial and a radiator. As mentioned, the

breakfast kitchen is open to the dining room and is separated by a breakfast bar and the engineered laminate style flooring runs into the dining room.

Dining Room

As the measurements would suggest, this most generous reception room has access to the rear garden, patio and decking beyond via a set of sliding uPVC double glazed patio doors. Additional light comes from the side elevation via a uPVC double glazed window. There is a glazed window to the head of the dining room leading on to the hallway and throughout the room there are several downlights to the ceiling along with wall light points, coving and two radiators.

Lounge

A light and airy room with natural light coming from a splayed uPVC bay window to the front elevation overlooking the garden beyond and a matching set of double glazed windows overlooking the garden. There is coving to the ceiling along with two ceiling light points and three wall light points along, two radiators and a harvester oak style laminate flooring. The focal point of this room is an attractive granite style fire surround with matching inset and hearth, home to a living flame gas fire.

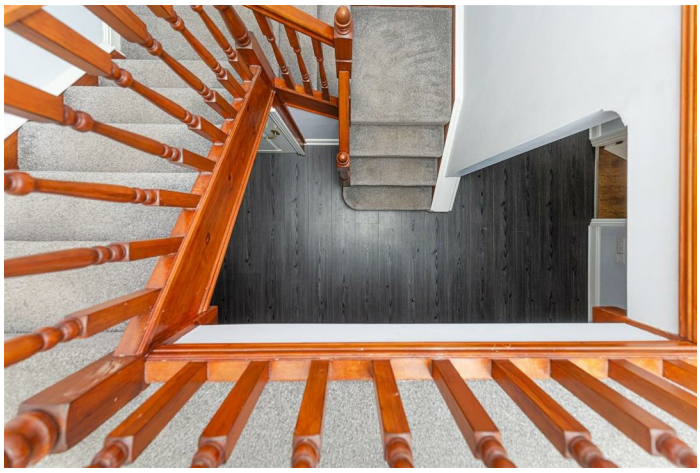
Half Landing

The balustrade and spindle staircase rises from the entrance hall to the half landing, where there is a useful under eaves store cupboard and access can be gained to bedroom four.

Bedroom Four

A particularly good sized double room has a uPVC double glazed window to the front elevation along with two Velux windows to the ceiling along with several inset downlights and access to under eaves storage throughout. There is a beech style flooring along with radiator.

First Floor Landing



There is a ceiling light point, coving to ceiling,access to loft space and an arched uPVC double glazed window looks down over the courtyard below.

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Master Bedroom

The master bedroom is set to the front of the property and has two uPVC double glazed windows looking out onto the courtyard. There is coving to the ceiling along with a ceiling light point and radiator along with an array of fitted wardrobes with various hanging rails, shelving options and drawers beneath. A timber panelled door takes us through to the en-suite.

En-Suite

Having an off-white suite comprising low flush WC, vanity hand basin with storage cupboards beneath and twin taps over. There is a corner fitted shower cubicle with bi-folding doors home to a Mira mains fed shower. The walls are predominantly tiled to dado height with a contrasting tiled floor, coving to the ceiling along with inset downlights and radiator.

Bedroom Two

Another good sized double bedroom with wall length fitted wardrobes, again with various hanging rails, shelving options and drawers beneath. There is coving to the ceiling, ceiling light point and radiator. A uPVC double glazed window looks out towards the raised decked area.

Bedroom Three

This double room is set to the rear of the property and has wall length fitted wardrobes with various hanging rails, shelving options, drawers beneath and dresser. There is coving to the ceiling along with ceiling light point and radiator.

House Bathroom

Having a modern white suite comprising a low flush WC, vanity hand basin with twin taps over, a stylish, contemporary house bath with spa jets and twin taps over. There is a large walk-in shower cubicle with sliding doors, home to a mains fed shower. The room is tiled with a contrasting tiled floor. There are inset downlights to the ceiling and a wall mounted chrome ladder style heated towel rail. Additional light comes from the side courtesy of a uPVC double glazed window.

External Details

The property is approached by a set of secure, wrought iron, electrically operated gates which are accessible by these five individual properties a shared tarmac driveway then leads to the front of the property. The front of the property is mainly block paved and offers parking for several vehicles and there is a rockery garden to one side and a lawned, walled garden to the other. At the foot of the driveway there is an integral double garage with electrically operated up-and-over door, power and light with an access door to the side elevation. At the rear of the property, as the photographs would suggest, one of the outstanding features of this family home, is its private, good sized, garden area which is ideal for entertaining. The property has a greenhouse, a good size patio and pagoda area, ideal for barbecuing. there are some steps complete with railway sleepers, ride up to an upper tier where there is a raised decked area looking towards Woodsome and the garden below.

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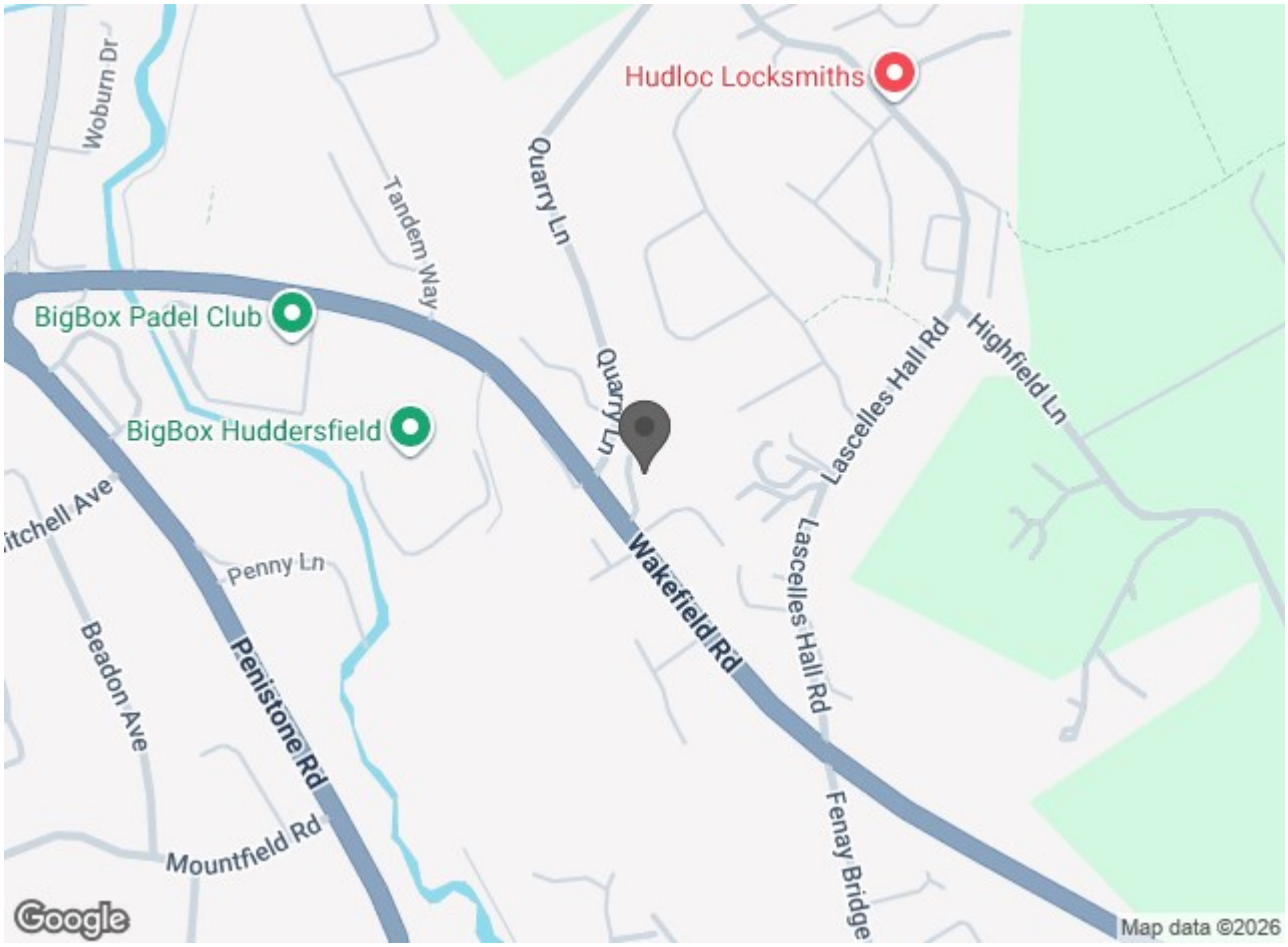
Directions



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