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Rushbearers Walk, Almondbury Huddersfield,

Offers in the region of
£400,000

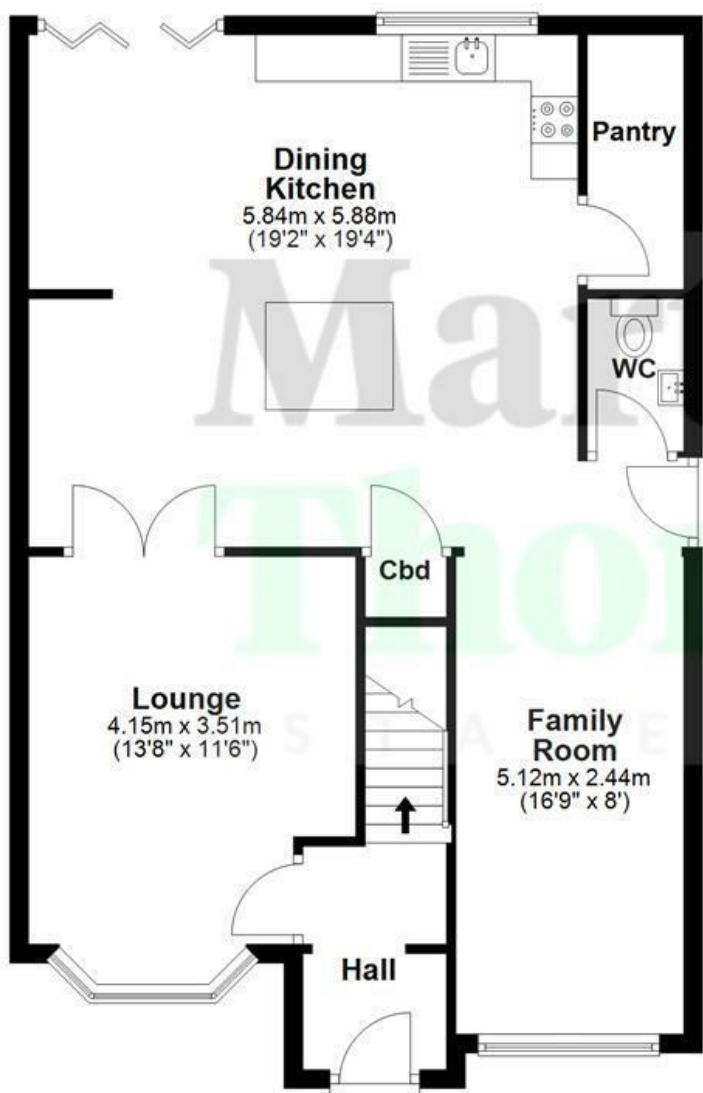
This well-presented four-bedroom detached family home with a south facing garden is situated in a delightful no-through-road position. It has been lovingly maintained and improved by the current owners and offers spacious and versatile accommodation throughout. The property is ideally suited to modern family living and is sure to appeal to a wide range of buyers, including those looking to access the M62 motorway network, and growing families in search of a spacious home. The accommodation comprises an inviting entrance hall, living room, open-plan kitchen diner with an under stairs storage cupboard and pantry, downstairs WC and utility/playroom. On the first floor, there are four bedrooms, with the principal bedroom benefitting from an en suite shower room, and a contemporary house bathroom. The property benefits from a gas-fired central heating system, is fully alarmed and is predominantly uPVC double-glazed. Externally, there is a double width tarmacked driveway to the front, providing off-road parking for several vehicles. At the rear, there is a lovely, enclosed garden with space for two sheds, enjoying a sought after southerly aspect, perfect for outdoor entertaining and family use.

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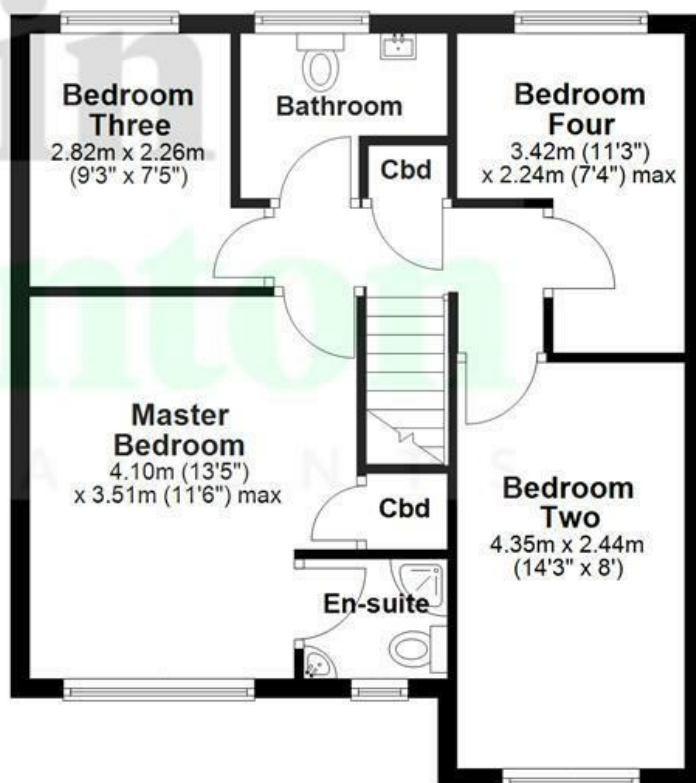
Floorplan



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

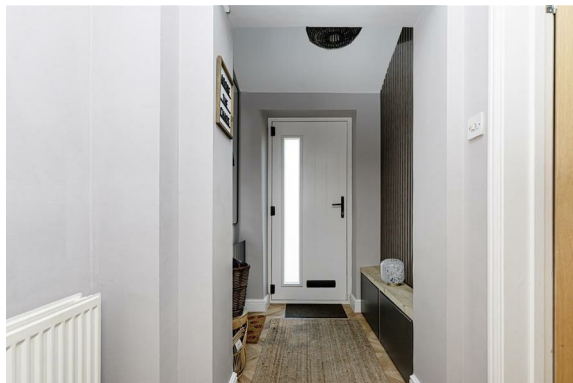
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Entrance Hall

A composite door with a double-glazed insert opens to the entrance hall, which has feature panelling to one wall, two radiators and a ceiling light point. It has LVT herringbone patterned flooring running throughout and a staircase up to the first floor landing. An oak door gives access to the living room.



Living Room

This room has a walk-in splayed uPVC bay window overlooking the front garden with three double-glazed windows. It has coving to the ceiling and a ceiling light point. The focal point of the room is a cast iron living flame gas fire, set to a marble hearth and surround. A set of oak doors give access to the kitchen/diner.



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Kitchen Diner

The open-plan kitchen diner has a range of modern wall and base cupboards, drawers, granite worktops, brick style tiled surrounds and a composite sink with a mixer tap. There is an island unit incorporating a breakfast bar with a feature light above. Integrated appliances include a Beko induction hob with an overlying canopy style filter hood, a double oven, microwave, bin storage, dishwasher and wine cooler. Herringbone style LVT flooring runs throughout. The dining area has plenty of space for furniture, three wall-hung radiators and ceiling downlighting throughout. Two Velux windows allow natural light and a uPVC window overlooks the rear elevation. A set of aluminium framed bi-fold doors allow access to the rear patio area. There is a useful under stairs storage cupboard, perfect for storing coats and shoes, and an oak door with a glazed insert opens to the pantry. The pantry has lots of shelving, a continuation of the LVT flooring and a ceiling light point. An archway leads to the former garage.



Former Garage/Playroom

This room has Karndean style flooring throughout, ceiling downlighting, a uPVC double-glazed window allowing natural light from the front elevation and a radiator. It has base cupboards with granite worktops forming a utility area. This room is home to the Ideal central heating boiler. A composite door opens to the side of the property.



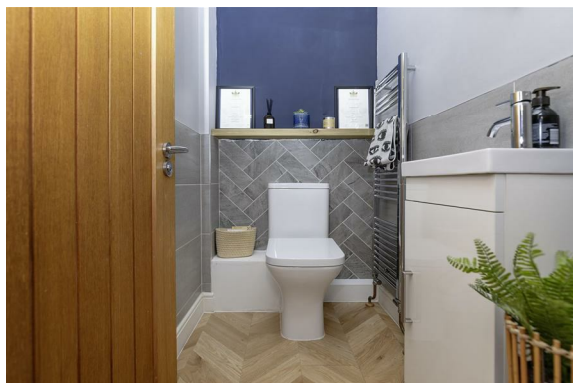
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Downstairs WC

This room houses a white suite comprising a low-level WC and a pedestal hand basin with storage below and a mixer tap over. There is appropriate tiling to the walls, a ceiling light point, LVT flooring running throughout and a chrome ladder style heated towel rail.



First Floor Landing

From the entrance hall, the staircase gives access to the first floor landing, where there is access to loft space and a useful linen cupboard.

Bedroom One

This double bedroom is positioned at the front of the property and has a lovely outlook over the cul-de-sac and beyond via a uPVC double-glazed window. It has plenty of room for furniture, a useful storage cupboard, ceiling downlighting and a radiator. Being the master bedroom, it has the advantage of an en suite shower room.



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En Suite Shower Room

The shower room has a white suite comprising a low-level WC, vanity hand basin with waterfall style tap and storage cupboard beneath and a walk-in corner shower cubicle, home to a Triton electric shower. The room has a central ceiling light point, a chrome ladder style heated towel rail and an extractor fan. A uPVC window allows natural light from the front elevation. There is laminate style flooring and appropriate tiling to the walls.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window. It has feature panelling to one wall, a ceiling light point and a radiator.



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House Bathroom

The bathroom has a white three-piece suite comprising a low-level WC with concealed cistern, a vanity hand basin with storage beneath and a panelled bath with twin taps and a Mira electric shower over. There is laminate flooring, appropriate tiling to the walls, a ceiling light point and an extractor fan. A uPVC window provides allows natural light from the rear elevation.



Bedroom Three

This double bedroom has a uPVC double-glazed window to the rear elevation. It has a ceiling light point and a radiator.



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Bedroom Four

This double bedroom has a pleasant outlook via a uPVC double-glazed window to the front elevation. It has a ceiling light point and a radiator.



External Details

At the front of the property, there is a tarmacked double driveway providing for several vehicles, up/down lighting and an electric point. A composite gate gives access down the side of the property to the rear, where there is security lighting and a lovely enclosed garden. It has a patio seating area, perfect for outdoor entertaining, and a lawn with raised borders. There is a useful potting shed and the rear garden benefits from a southerly aspect.



Tenure

The vendor informs us that the property is freehold.

Rushbearers Walk, Almondbury Huddersfield,

Directions

