



Wyvern Avenue | | Huddersfield | HD3 4BH

Fixed Price £400,000



SHERIDAN
BAILEY
PROPERTY

Wyvern Avenue |
Huddersfield | HD3 4BH
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A lovely family home, this 4 bed detached property is located in a quiet cul-de-sac position and provides a multitude of options and space for future owners, whether it be the addition of a 5th bedroom, extra Home Office space or a Games Room/playroom. Properties in this location do not come onto the market very often so this home will not be around long. Steps up to front of the property lead to the main entrance and accommodation comprising, Living Room with French Doors to gardens, Kitchen, Dining Room, Home Office, Utility, WC. Upstairs there are 4 double bedrooms, including Master ensuite and house bathroom. Externally a double driveway and integral double garage, as well as a lockable outhouse. To the rear, a lovely decked area for summer evenings plus a well maintained lawn.

- 4 bed detached home in cul-de-sac position
- Beautifully presented throughout
- 3 reception rooms offering flexible accommodation
- Double driveway & double garage

Entrance & Hallway

The entrance to this property is located on the first floor via stone steps leading up the front door. Front door opens into entrance hallway. Good sized welcoming hall with wood effect flooring and staircase off.

Living Room

Light and airy Living Room situated to the rear of the property overlooking rear gardens, with French Doors leading directly out. Further window to rear elevation provide a lovely family space. Plenty of room for 2 double sofas and living room furniture. Fireplace with wooden surround and black marble back and hearth with inset gas fire.





Kitchen

Modern Kitchen comprising a range of matching hi gloss cream wall and base units with black granite worktops over. Integrated appliances include eye level double electric oven and 5 burner gas hob with stainless steel extractor hood over. Plumbing for dishwasher. Stainless steel sink and drainer with mixer tap over, and window to rear elevation and garden views. Ample preparation space and storage. Archway leads to Utility area with further storage, plumbing for washing machine and housing for larder fridge freezer. Side door access to pathway and access to front and back of the property.

Dining Room

The property benefits from a Dining Room with window to front elevation and wood effect flooring. This second reception room provides new owners with flexible accommodation depending on need.

Study / 3rd Reception Room

The third reception room is currently used as a Study/Home Office. A light and spacious room, again providing flexible accommodation. Dual aspect windows to front and side elevation.

Downstairs WC

Useful WC comprising, low level WC and vanity wash handbasin. Extractor

Staircase to landing

Master Bedroom Ensuite

Light and bright Master Bedroom with window to front elevation and woodland views. 2 sets of fitted double wardrobes and plenty of space for bedroom furniture.

Contemporary ensuite comprising, enclosed single shower cubicle, low level WC, wash handbasin with vanity store under, heated chrome towel rail, and frosted window to front elevation.

Bedroom 2

Double bedroom with rear garden views. Fitted floor to ceiling triple mirrored wardrobes.

Bedroom 3

Good sized double bedroom with rear garden views

Bedroom 4

Double bedroom currently used as a further home office. Window to front elevation.

House Bathroom

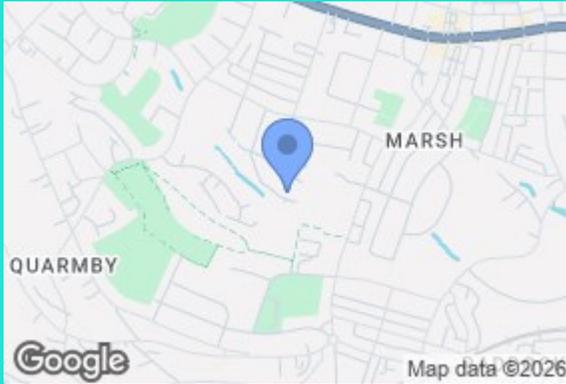
Contemporary fully tiled bathroom with double walk in shower, low level WC, vanity mounted wash handbasin with storage under. Heated chrome towel rail and frosted window to rear elevation.

Storage cupboard off landing and loft access

Outside Space

The property is located at the head of a cul-de-sac in a quiet position overlooking a lawned space and woodland. The home benefits from a double driveway and integral double garage, perfect for games room and storage or future conversion for additional living space (subject to necessary planning permissions) There is also a further benefit of an integrated locked outhouse. Steps up to the side of the property lead directly to the rear garden and patio. Steps up to lawned area and further decked patio area, perfect for evening sunshine, garden furniture and BBQ's

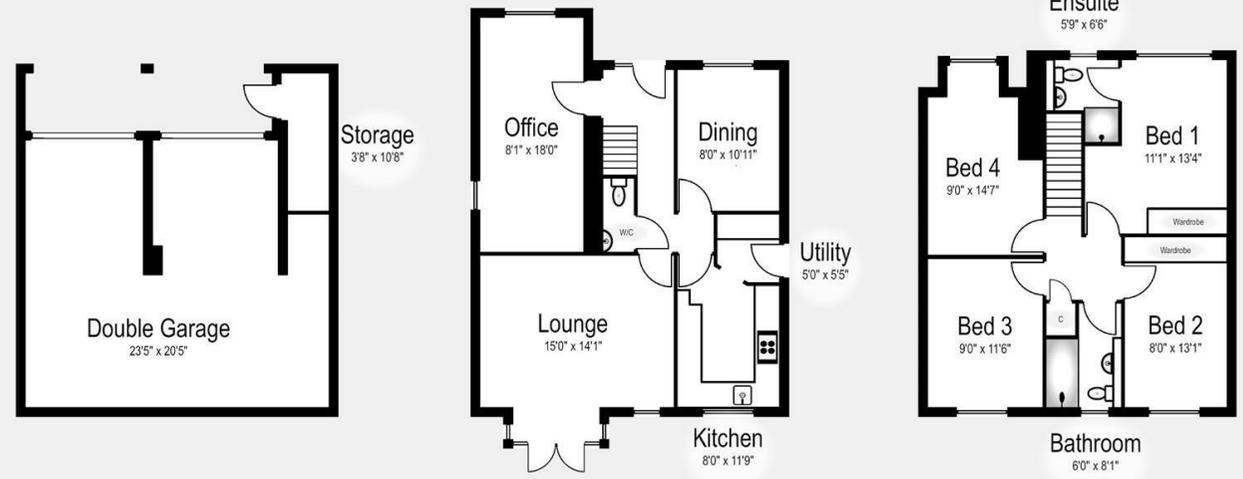




Front Ground

1st Floor

2nd Floor



HD3 4BH
Internal - 1712ft2

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus)	A		
(91-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(11-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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