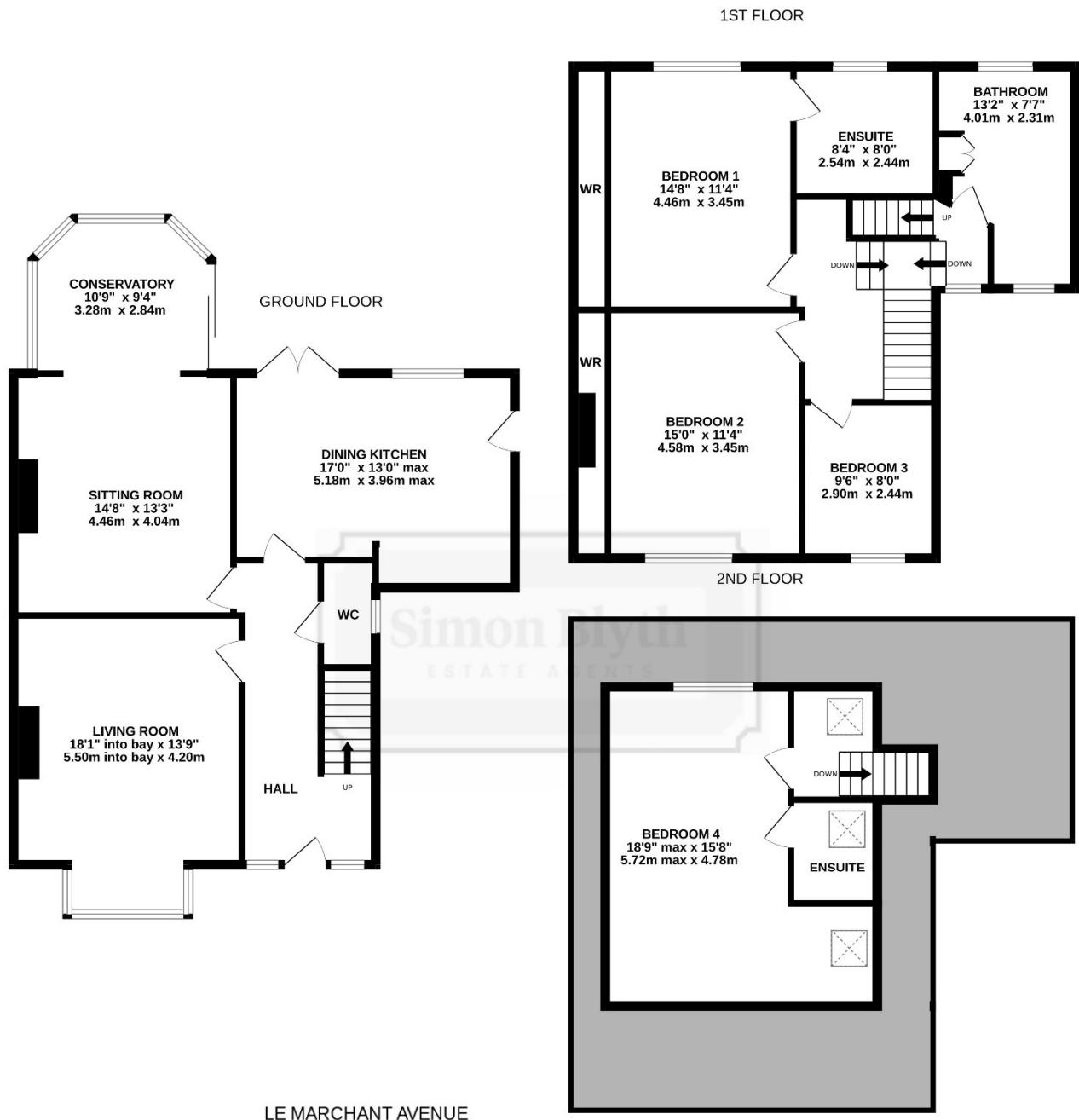


Simon Blyth
ESTATE AGENTS



19 LE MARCHANT AVENUE, HUDDERSFIELD, HD3 3DF

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PROPERTY DESCRIPTION

Beautifully presented part stone and remained rendered four bed roomed (2 En-suite) semi-detached house, constructed circa 1927 and standing within generous gardens together with equally generous electric gated driveway with off road parking for several cars and detached double garage.

Le Marchant Avenue is a desirable and long-established address in a great location close to Lindley's varied amenities including shops, restaurants, bars, local schools, Huddersfield Royal Infirmary and just minutes from Junction 24 of the M62. Ideal for a growing family, the current owners have modernised and updated the property over their 13-year ownership to create a ready to move into home with stylish modern kitchen and bathrooms yet retaining a number of features of this period. There is a gas central heating system, pvcu double glazing, security alarm and briefly comprising to the ground floor entrance hall, downstairs w.c bay fronted living room with lovely feature fireplace and original coving, sitting room, dining/kitchen and conservatory. First floor landing leading to a master bedroom with en-suite shower room, two further bedrooms and four-piece bathroom. Second floor landing leading to a large attic double bedroom together with an ensuite shower room.

£495,000

GROUND FLOOR

Entrance Hall

Measurements- 18'4" x 8'0"

This has original timber panelled entrance door with an oval leaded and stained-glass window, to either side of the door there are frosted diamond leaded secondary double-glazed windows which provide additional natural light. There is a ceiling light point, ceiling coving, central heating radiator and to one side a spindled staircase rises to the first floor with w.c beneath. From the hallway access can be gained to the following rooms: -



Downstairs w.c

Measurements- 6'2" x 3'0"

With a pvcu frosted double glazed window, inset LED downlighter, central heating radiator, tiled floor, hand wash basin with chrome monobloc tap, low flush w.c and with useful storage cupboard beneath the stairs.

Living Room

Measurements- 18' 0" x 13'9"

This is the first of two generously proportioned reception rooms with walk in bay with pvcu double glazed windows providing plenty of natural light and looking out across the front garden. There is a decorative ceiling rose with ceiling light point, ceiling coving, two wall light points, central heating radiator and as the main focal point of the room there is a feature fireplace with timber surround and home to a coal effect gas fire which rests on a slate hearth.



Sitting Room

Measurements- 14'8" x 13'3"

This is situated to the rear of the property and has a ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room housed within the chimney breast there is a Contura wood burning stove which rests on a slate hearth and to either side of the chimney breast there is a fitted shelving. At the far end of and open plan to the sitting room there is a conservatory.



Conservatory

Measurements- 10'9" x 9'4"

With pvcu double glazed windows and sliding patio door enjoying pleasant aspect over west facing garden, there is a ceiling light point, two central heating radiators and Karndean flooring.



Breakfast Kitchen

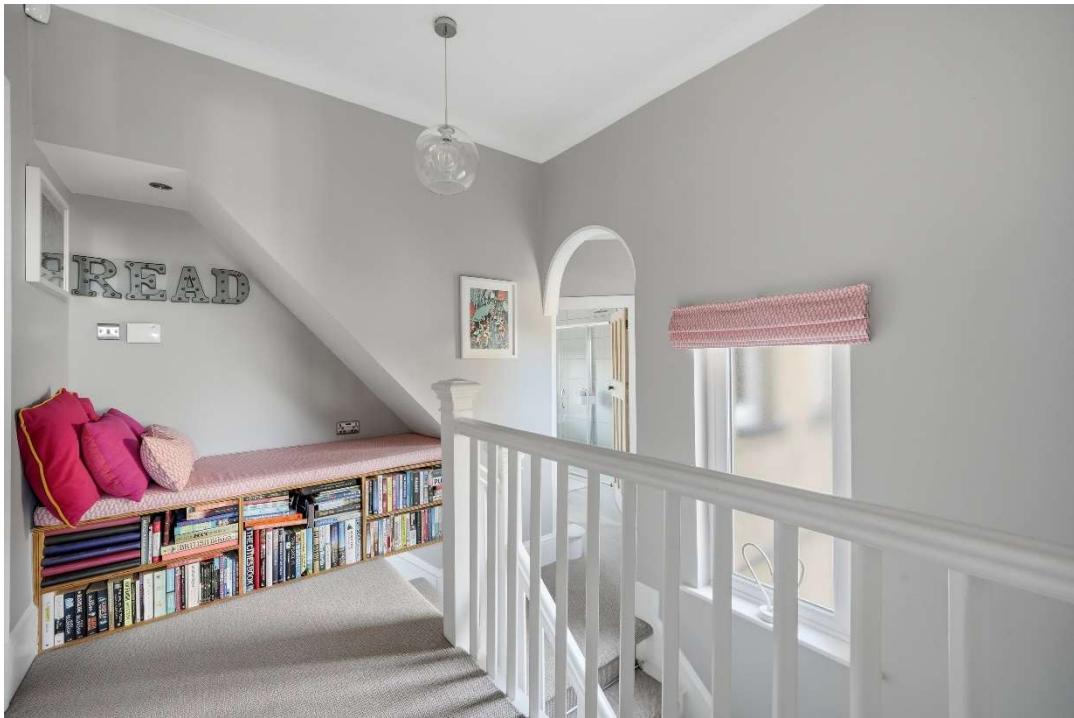
Measurements- 17'0" x 13'0" Maximum

This is situated adjacent to the sitting room once again enjoys a pleasant aspect over a generous west facing rear garden with pvcu double glazed French doors and window whilst the side elevation there is a composite panelled and frosted double glazed door giving access to the driveway. There are inset LED downlighters, ceiling light point above the dining section, vertically hung column style radiator, oak flooring and fitted with a range of grey gloss shaker style base and wall cupboards, drawers, these are complimented by brushed stainless-steel handles and overlying quartz worktops with quartz and tiled splashbacks. There is an inset one and half bowl sink with brushed stainless steel monobloc tap, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine and with a Smeg stainless steel and smoked glass range style cooker with six burner gas hob, electric double oven and grill (available by separate negotiation at a price to be agreed) together with stainless steel extractor fan above, there are concealed lights beneath the wall cupboards and to one wall there is dresser unit with fitted cupboards and glazed display cupboards with glass shelving.



First Floor Landing

With two pvcu double glazed windows (one frosted), ceiling light point, ceiling coving and beneath the staircase rising to the second floor there is a fitted day bed with book shelving beneath and inset LED downlighter above. From the landing access can be gained to the following rooms: -



Bedroom One

Measurements- 14'8" x 11'4" Measured to wardrobes

A generous double room which has a pvcu double glazed window looking out over the westerly facing rear garden, there is a ceiling light point, ceiling coving, central heating radiator and to one wall there are a bank of fitted matte grey floor to ceiling wardrobes. To the opposite side a door provides access to an en-suite shower room.



En-suite Shower room

Measurements- 8'4" x 8'0"

With frosted pvcu double glazed window, inset LED downlighters, chrome ladder style heated towel rail, extractor fan, tile effect flooring and fitted with a suite comprising vanity unit mounted with twin handwash basins each having a Grohe chrome monobloc tap, low flush w.c and large walk in shower with two glazed panels and chrome shower fitting incorporating a fixed shower rose and separate hand spray.



Bedroom Two

Measurements- 15'0" x 11'4" Measured to wardrobes

Another good-sized double room which has a pvcu double glazed window looking out over the front garden. There is a ceiling light point, central heating radiator and to one wall there are a bank of fitted matte white floor to ceiling sliding door wardrobes.



Bedroom Three

Measurements- 9'6" x 8'0"

This is situated adjacent to bedroom number two and has a pvcu double glazed window looking out over the front garden. There is a ceiling light point and central heating radiator.



Bathroom

Measurements- 13'2" x 7'7"

With pvcu double glazed windows to front and rear elevations, inset ceiling downlighters, extractor fan, fitted floor to ceiling linen cupboard together with hot water storage cylinder, two chrome ladder style heated towel rails, grey plank effect laminate flooring, part tiled walls which are floor to ceiling to one elevation and fitted with a four piece suite comprising freestanding oval bath with freestanding chrome monobloc tap incorporating hand spray, pedestal wash basin with chrome monobloc tap, low flush w.c and shower cubicle with sliding glass door and chrome shower fitting incorporating fixed shower rose and separate hand spray.



Second Floor Landing

With glass panelled balustrade, column style radiator, Velux double glazed window and with a small door giving access to the eves. From the landing a door opens into bedroom number four.

Bedroom Four

Measurements- 18'9" x 15'8" Maximum

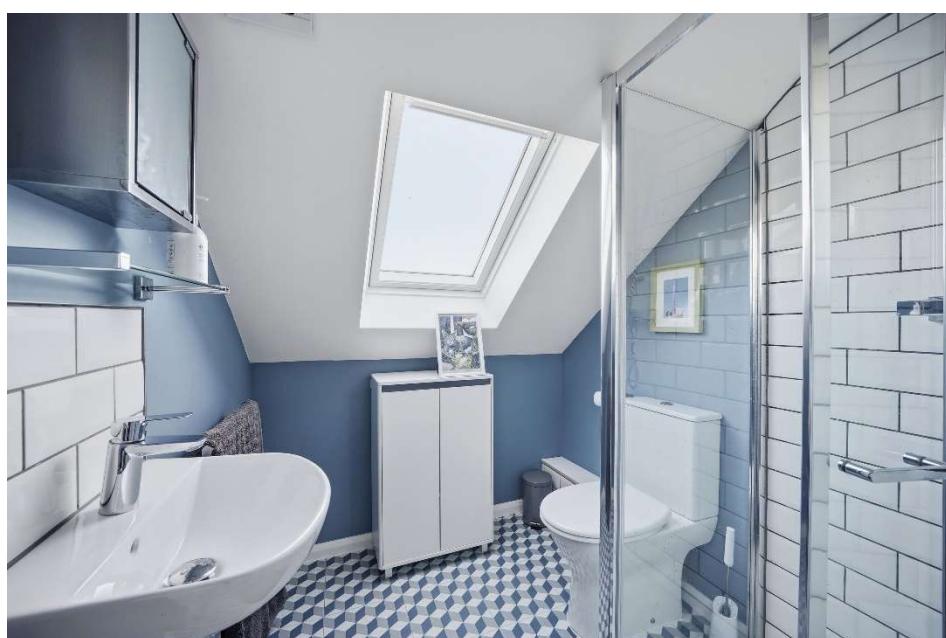
Another good-sized double room which has a pvcu double glazed window looking out over the rear garden together with Velux double glazed window to the side elevation, there is a ceiling light point, vertically hung column radiator, access to the eves and door giving access to an en-suite shower room.



En-suite shower room

Measurements- 6'0" x 5'6"

With Velux double glazed window, extractor fan, wall light point, chrome ladder style heated towel rail, tile effect flooring and fitted with a suite comprising wall hung hand wash basin with Grohe chrome monobloc tap, low flush w.c and tiled shower cubicle with bi fold door and chrome shower fitting.



Outside Parking

A sliding electric gate opens onto an extensive tarmac driveway with bloc paved border, this provides off-road parking for a number of vehicles, there is an EV charging point and at the foot of the rear garden there is a detached stone fronted and pebbled dash rendered double garage.

Double Garage

Measurements- 18'0" x 17'4"

With two up and over doors, courtesy door, timber and sealed unit double glazed window, power, light together with roof void storage.

Gardens

At the front of the property there is an easterly facing garden enjoying the morning sunshine with a laurel hedge, planted trees to the borders, tiered lawned garden with pebble and crushed blue slate together with LED uplighters. Along the border of the driveway there is a gravelled area with planted trees. The rear garden has an area of timber decking spanning the width of the property with external power and beyond this there is a shaped lawned garden bordered by trees and shrubs.







Additional Details

Central heating- The property has a gas central heating system with Hive.

Double glazing- The property has pvcu double glazing

Alarm- The property is fitted with a security alarm

Council Tax Band- E

Tenure- Leasehold with the remainder of a 999-year lease from the 1/5/1927 with an annual ground rent of £3.76 per annum

Directions- Using satellite navigation enter the postcode HD3 3DF

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

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