



**Haywood Avenue, Huddersfield**  
Huddersfield

Offers in the Region of  
**£475,000**



**Bedrooms: 4 | Bathrooms: 2 | Receptions: 2**

Tucked away within an exclusive cul-de-sac of just five similar style detached homes, this impressive four-bedroom property presents a rare opportunity to acquire a substantial family residence on a large corner plot in a highly popular residential location.

Occupying a general plot, this home benefits from a practically large garden that provides excellent outdoor space, ideal for families, entertaining, or simply enjoying the privacy and tranquillity this garden offers.

The property offers well-proportioned accommodation throughout. Upstairs, you will find four well-proportioned bedrooms, ensuring comfortable personal space. These are complemented by two bathrooms, designed for both style and functionality.

There is a driveway for two cars which leads to a double detached garage.

Located in Huddersfield, Haywood Avenue offers excellent transport links and is within easy reach of local shops, schools, and parks. This freehold property presents a compelling opportunity for discerning buyers seeking a spacious home with ample outdoor space in a convenient location. Discover the exceptional potential and lifestyle this home offers; book your viewing today.



## Entrance Hallway

Accessed via a composite door this entrance hallway has a staircase providing access to the first floor accommodation. The hallway benefits from impressive engineered oak flooring which flows through to the kitchen/diner. Access to the living room, the kitchen diner, the office and the ground floor WC.

## Ground floor WC

A modern partially tiled ground floor WC with tiled flooring comprising of: WC and a wash basin. PVCu privacy window to front aspect.

## Office

A useful office with a PVCu window to the front aspect.

## Kitchen/Diner

To the rear of the property is stunning kitchen/diner, truly the hub of the home. The kitchen has engineered oak flooring, black matching wall and base units, white quartz work surfaces with an up stand. Integrated appliances comprise of an AEG eye level electric oven, an AEG combination microwave oven, a matt black luxury induction hob with integrated extractor, a dishwasher, a full length fridge and freezer and a ceramic 1.5 sink with a Quooker hot water tap which sits under a PVCu window overlooking the rear garden. This kitchen also provide a breakfast bar creating the perfect spot for casual dining, while a built in wine cooler adds a touch of luxury. Clever storage solutions include a dedicated breakfast cupboard with a roller door allowing appliances to be neatly tucked away. In addition there is a fitted bench with a dining table and integrated under-seat storage.Th

## Utility

This useful utility matches the kitchen creating a seamless and cohesive look throughout the home. There are two under counter spaces, one for a washing machine and one for a tumble dryer. A PVCu door leads to the side.

## Living Room

This living room is bright and welcoming space enhanced by a charming bay window that allows plenty of natural light to pour in. A feature gas fire creates a cosy focal point, making the ideal room for relaxing in the evenings. Patio doors open seamlessly into conservatory.

## Conservatory

This spacious conservatory provides an excellent additional living area and is beautifully designed with a glass roof. Patio doors lead to the rear garden.





### **Landing**

Providing access to all bedrooms and the house bathroom. PVCu window the front aspect.

### **Master Bedroom**

A spacious master bedroom with fitted wardrobes and a PVCu window to rear elevation.

### **En-suite**

This modern and stylish en-suite is fully tiled. It features a corner shower cubicle, a wash basin, and a WC. The addition of underfloor heating, a chrome towel rail and mirrored wall cabinet adds a touch of luxury. There is a privacy window to the side elevation.

### **Bedroom Two**

A second double bedroom with fitted wardrobes with glass sliding doors and PVCu window to the rear.

### **Bedroom Three**

A third bedroom with with PVCu window to the rear.

### **Bedroom Four**

A fourth bedroom with PVCu window to the front aspect.

### **House Bathroom**

This luxurious house bathrooms is beautifully appointed and fully tiled creating a sleek and contemporary finish. It features a spacious walk in shower with a glass screen, alongside a relaxing Jacuzzi bathe the provides the perfect space to unwind. The room is further complimented by a wash basin and a WC, while underfloor heating adds an extra level of comfort. There is a privacy window to the front aspect.

### **Garage**

A detached double garage with up and over door.

### **Exterior**

This garden offers an exceptional amount of outdoor space, creating a wonderfully private setting surrounded by mature trees. Generous it size, it provides plenty of room for relaxing, entertaining, or family activities. A charming wooden pergola with a seating area forms a perfect spot to unwind or dine outdoors.

Property Reference - CR1528





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