



Warton Avenue, Huddersfield
Huddersfield

Offers in the Region of
£435,000



Bedrooms: 4 | Bathrooms: 3 | Receptions: 1

Property Reference - CR1528

Situated at the end of a quiet cul-de-sac in the highly sought-after residential area of Lindley, this beautifully presented four-bedroom detached home offers the perfect blend of space, comfort and family living.

Designed with modern lifestyles in mind, the property features a superb extended kitchen diner, creating a bright and spacious heart of the home that's ideal for everyday family life as well as entertaining. French doors open out onto a generous rear garden, providing an excellent space for children to play, outdoor dining and relaxing during the warmer months. A separate utility room adds valuable practicality.

The impressive living room is warm and inviting, centred around a charming wood-burning stove that creates a cosy atmosphere all year round.

Upstairs, the property offers four well-proportioned bedrooms, two of which benefit from their own en suite shower rooms, providing comfort and privacy for family members or guests. A stylish family bathroom serves the remaining bedrooms, ensuring the home is perfectly suited to modern family life.

Occupying a peaceful position while remaining close to Lindley's excellent local amenities, highly regarded schools, transport links and the M62 motorway network, this exceptional home combines a tranquil setting with everyday convenience. Offering spacious accommodation both inside and out, it presents a fantastic opportunity for those seeking their forever family home.

Entrance Hall

A welcoming entrance hall sets the tone for this beautifully presented home. Entered via a composite front door, the hall provides access to the spacious kitchen diner, living room and ground floor WC, with stairs rising to the first floor. Attractive laminate flooring flows seamlessly through into the kitchen, creating a stylish and contemporary feel, while an under stairs cupboard provides useful storage.





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Open-Plan Kitchen Diner

Undoubtedly the heart of the home, this impressive extended open-plan kitchen diner has been thoughtfully designed for modern family living. Flooded with natural light from patio doors opening onto the rear garden and an additional frosted window, the space is perfect for both everyday life and entertaining.

The kitchen is fitted with a range of matching wall and base units complemented by laminate worktops and a solid oak breakfast bar with seating for two. Integrated appliances include an oven and grill, gas hob with extractor, dishwasher and fridge freezer. There is ample cupboard space alongside generous room for both a family dining table and a comfortable seating area, with direct access to the adjoining utility room.

Utility Room

A practical extension of the kitchen, the utility room continues the laminate flooring and matching cabinetry, creating a cohesive finish. It features a stainless steel sink, plumbing for both a washing machine and tumble dryer, a composite side access door and houses the approximately 10-year-old boiler, which has been regularly serviced.

Ground Floor WC

Conveniently positioned off the entrance hall, the ground floor cloakroom comprises a WC, wash hand basin and extractor fan, with laminate flooring continuing from the hallway.

Living Room

A beautifully proportioned reception room offering a warm and inviting atmosphere. A charming bay window overlooks the front aspect, while the feature log-burning stove provides a stunning focal point, perfect for cosy evenings. Finished with soft grey carpeting and quality fitted blinds, this is a superb space to relax.

First Floor Landing

A spacious landing with a window to the front aspect allowing natural light to flood the space. There is access to the loft and all four bedrooms along with the family bathroom.

Master Bedroom

A generous principal bedroom enjoying a front-facing aspect. The room benefits from an impressive walk-in wardrobe with sliding doors, attractive wall panelling and direct access to a stylish en suite shower room.





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Principal En Suite

Fitted with a walk-in shower enclosure with glass screen, WC and wash hand basin. Finished with laminate flooring, partial wall tiling and a privacy window to the side elevation.

Bedroom Two

A spacious double bedroom offering the luxury of its own private en suite, making it ideal for guests, older children or multi-generational living.

En Suite Two

Comprising a large walk-in shower, WC and wash hand basin with laminate flooring, partial wall tiling and a privacy window overlooking the rear aspect.

Bedroom Three

A well-proportioned double bedroom with a rear-facing PVCu window, ideal as a guest room, children's bedroom or home office.

Bedroom Four

A comfortable single bedroom overlooking the rear garden, offering versatility as a nursery, home office or additional bedroom.

Family Bathroom

Serving Bedrooms Three and Four, the family bathroom provides practical accommodation for the household and completes the first-floor layout.

Rear Garden

The generous rear garden offers an excellent outdoor space for families and entertaining. Featuring an Indian stone patio, a substantial lawn and well-stocked herbaceous borders, the garden enjoys a private enclosed setting with timber fencing, creating a peaceful retreat.

Front & Parking

To the front of the property is a driveway providing off-road parking for up to three vehicles and benefiting from an electric vehicle charging point. The remaining half garage, complete with power, lighting and an up-and-over door, provides excellent storage, while the rear section has been successfully incorporated into the extended kitchen diner to maximise the internal living space.







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