



RESIDENTIAL

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18 Rafborn Avenue, Huddersfield, HD3 3UJ

Price Guide £339,995

***UNDEROFFER* OPEN TO OFFERS £339,995** "FAMILY HOME" "A LARGE FOUR BEDROOM DETACHED RESIDENCE STANDING WITHIN GENEROUS GARDENS TOGETHER WITH A LARGE DRIVEWAY AND DETACHED GARAGE"** The property is located within this well established residential area of Salendine Nook, just a few minutes from Junctions 23 and 24 of the M62 Motorway and local shopping facilities available within the Lindley village, together with good local Schools and easy access to Huddersfield town centre. The property boasts gas central heating and double glazed, briefly comprising of: entrance vestibule, reception hallway, separate w/c, 22ft lounge which leads into large conservatory, separate dining room and a kitchen. To the first floor landing there are four double bedrooms and a family bathroom. Externally there are generous well maintained gardens to the front and rear with a large driveway leading to a detached garage. Viewings available immediately by appointment with the agent, this is an extremely attractive property which must be viewed internally to appreciate the size of accommodation on offer with views, and the delightful rear garden setting.

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ENTRANCE DOOR

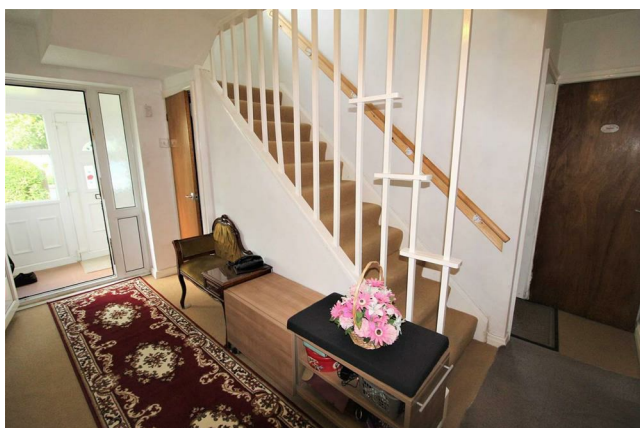
Entrance uPVC door leads to:

VESTIBULE



Vestibule with uPVC windows to the front and side aspect, gas central heating radiator and doors leading to:-

RECEPTION HALLWAY



Reception hallway with staircase rising to first floor landing, useful under stairs storage cupboard, access to a separate w/c, gas central heating radiator and doors leading to:-

23FT L-SHAPE LOUNGE 23'2" x 17'6" (7.06 x 5.33)



A delightful L-shaped lounge which is set to the front elevation having double glazed windows overlooking the front aspect giving abundance of

natural light. Featuring stone surround with built-in shelving, stone back and hearth and an inset gas fire, T.V. Point, french doors leading to:-

CONSERVATORY 28'6" x 9'6" (8.69 x 2.90)



The conservatory is lovely welcomed addition to this property with uPVC windows and uPVC door leading to the lounge. Featuring triple gas central heating radiators, wall mounted lighting, uPVC double doors leading to an outside garden:-

DINING ROOM 15'1" x 8'4" (4.60 x 2.54)



A good sized dining room which is set to the front elevation having double glazed windows to the front and side aspect. Finished with useful housing cupboard for the meters and gas central heated radiators:

KITCHEN 11'7" x 8'10" (3.53 x 2.69)



A fully tiled kitchen being set to rear elevation with uPVC window over looking the rear aspect. Featuring a matching range of base and wall units in Mahogany with laminated roll edge working surfaces and tiled splash backs. Inset stainless steel sink unit and mixer taps, gas cooker point, extractor hood over, space for a fridge freezer, plumbing for washing machine, finished with gas central heating radiator, tiled effect flooring and useful serving hatch, door leads to:

SEPRATE W.C. 5'7" x 2'8" (1.70 x 0.81)

A separate w/c with two piece bathroom suite in champagne with chrome effect fittings. Incorporating a hand wash basin and low level flush w/c.

TO THE FIRST FLOOR LANDING



To the first floor landing, doors leading to:

HOUSE BATHROOM 7'2" x 6'6" (2.18 x 1.98)



This well appointed shower room is set to the rear elevation with uPVC opaque window over looking the rear aspect. This four piece bathroom suite is in white with chrome effect fittings, consisting of a step in shower cubicle with mains shower unit, hand wash pedestal basin, a low level flush W/C and a bidet. Finished with tiled effect flooring and a gas central heating chrome towel rail:

BEDROOM ONE 14'3" x 11'7" (4.34 x 3.53)



This double bedroom is set to the front elevation with uPVC windows overlooking the front aspect, gas central heated single radiator:

BEDROOM TWO 10'7" x 10'5" (3.23 x 3.18)



This second double bedroom with uPVC windows to the rear elevation. Featuring fitted wardrobes to one wall, gas central heated radiator:-

BEDROOM THREE 12'8" x 8'6" (3.86 x 2.59)



A third bedroom with uPVC windows to rear elevation, gas central heating radiator:-

BEDROOM FOUR 12'0" X 8'8" (3.66 X 2.64)



A fourth double bedroom with uPVC windows to rear elevation, fitted wardrobes to one wall, gas central heating radiator:-

EXTERNALLY



Externally to the front of the property is a well maintained lawned garden with mature shrubs, paved paths and a double driveway to the front, To the side a large driveway that leads to the detached garage providing ample off road for many vehicles. To rear of the property is a further lawned area, maturer hedges, fruit trees, flower bed borders, stunning views set to the rear aspect, and not over looked:

DETACHED GARAGE



Detached garage to rear of the property with up and over door:

FURTHER INFORMATION

Council Tax Band- "E"

Wall Insulation

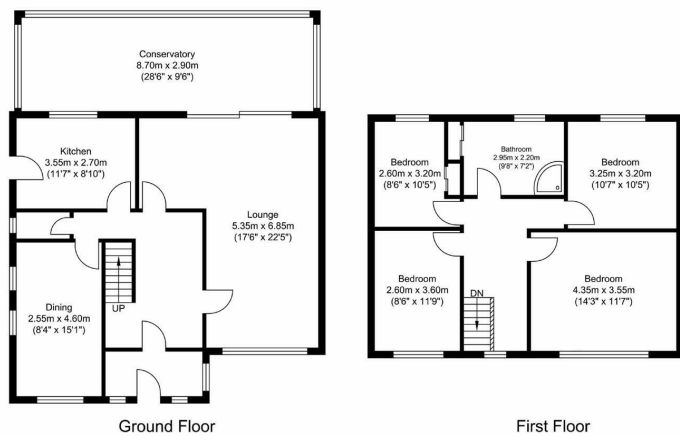
Boiler is serviced:

AREA DETAILS:

This property is situated in this very popular area of Salendine Nook, with access to all amenities and easy commuter links to the M62 motorway networks.

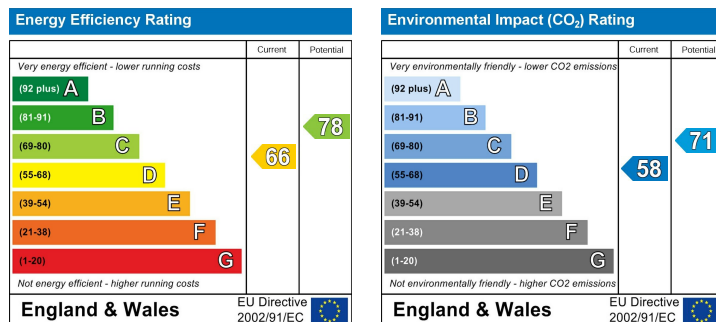
Local Schools Area :- Royds Hall School, Moorlands Primary School, Lindley Junior School, Reinwood Infant & Nursery School, Crow Lane Primary & Foundation Stage School, Salendine Nook High School

Floor Plan



18 Rafborn Avenue, Huddersfield, HD33UJ
Approx Gross Internal Floor Area 157.45 sq. m. (1694.77 sq. ft)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

Energy Efficiency Graph



BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.