

Terrain Map



Hybrid Map



Terrain Map



Floor Plan

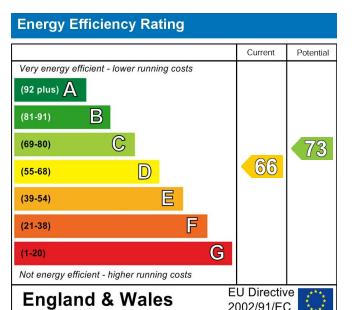


For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.
21 The Paddock, Huddersfield

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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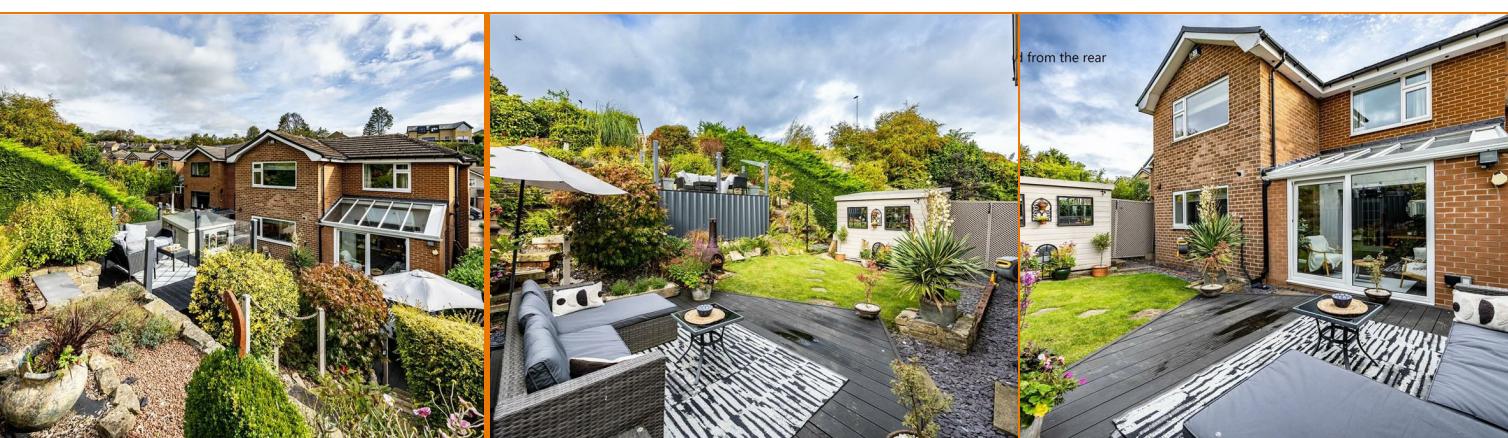
BOULTONS



The Paddock

Kirkheaton, Huddersfield, HD5 0ER

£450,000



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This superbly presented and extended detached home offers an exceptional living experience for modern families. Situated in a popular and pleasant cul-de-sac, the property boasts a spacious and social layout, ensuring ample room for both relaxation and entertainment.

With four well-proportioned bedrooms, including a master with an en-suite shower room, this home is designed perfectly to cater to the needs of a growing family. The additional reception rooms and home office arrangement allow the spaces to be utilised as a dining area, playroom or as an independent working area. Of particular note is the lovely sun room with patio doors leading straight out to the garden. All in all this excellent opportunity provides flexibility for today's changing lifestyle needs.

The tasteful presentation throughout the property enhances its appeal, making it a "move in ready" home sure to please the most discerning of purchasers. The surrounding village is highly sought after, offering convenience, with local amenities, schooling, surrounding countryside and transport links all within easy reach.

If you are seeking a comfortable and stylish residence in a desirable location, this house in The Paddock is an opportunity not to be missed.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

11'11" x 5'0"

Accessed via a uPVC double glazed front door with privacy glass inset and a matching side window panel allowing good levels of natural light into this reception hall. There is a central heating radiator, a cherry wood style laminate floor covering and internal doors leading to the lounge, home office and cloakroom/wc.

HOME OFFICE

12'4" min (15'10" max) x 7'4"

Also enjoying excellent levels of natural light via the uPVC double glazed window positioned to the front elevation. A useful versatile room, currently used as a home office, but could potentially be used as a playroom or snug. There is a large storage cupboard with two pairs of double doors with stainless steel bar handle trim, providing shelving and housing the gas and electricity meters. There is also a vent for a tumble drier and due to the proximity of the wc, and its plumbing, there may be potential for conversion of this cupboard area to an en suite facility, dependent upon requirements (works). You will also find a limed oak style floor covering and, in keeping with the remainder of the property, this room is in good decorative order.

CLOAKROOM/WC

5'0" x 3'9"

Fitted with a white modern, two piece white suite comprising pedestal hand wash basin and low flush wc with complementary part tiled splashbacks and tiled floor covering, cloaks hanging, extraction and alarm control panel.

LOUNGE

20'2" average, 23'11" max x 12'7"

A generously proportioned and beautifully presented reception room with the focal point being a traditional, log effect stove recessed into a rustic brick fireplace. As an accent wall there is attractive panelling on display, decorative coving, a central heating radiator, a uPVC double glazed window to the front elevation and a feature staircase rising to the first floor with spindles, balustrade and newel post on display. Glazed interior double doors provide access and borrowed light into the dining room.

DINING ROOM

12'0" x 11'11"

Another well presented room with good levels of natural light, offering an open plan sociable living space, adjacent to the sun room. Positioned to the gable end is an arched timber framed double glazed window. There is decorative coving, spotlights within the ceiling, a central heating radiator, slate effect flooring and access to the sun room.

SUN ROOM

11'6" x 6'8"

With sliding patio doors and full height glass roof and ceiling which also provides borrowed light into the dining room and beyond. There is a double glazed stable door to the side elevation and a central heating radiator. An open plan archway is to the side of the sun room, leading into the kitchen.

BREAKFAST KITCHEN

11'10" x 7'10" extending to 11'8"

The kitchen is fitted with a range of wall and base units in an attractive colour scheme with butchers block style working surfaces which incorporate a stainless steel inset sink unit with mixer tap and draining board together with a four ring gas hob. The kitchen is further equipped with a double oven beneath the hob, a stainless steel splashback behind and extraction over. There is provision for a washing machine and drier along with a concealed Ideal Logic combination boiler within one of the units. Part tiled splashbacks surround the preparation areas, extending into a feature wall, pantry style area with provision for a tallboy fridge freezer, additional shelving, central heating radiator and a continuation of the slate effect floor covering from the dining room and sun room. Positioned to the rear elevation is a uPVC double glazed window overlooking the rear garden.

FIRST FLOOR

BEDROOM 1

13'3" x 9'4" plus entrance

A generously sized and well presented double bedroom with a fitted double wardrobe arrangement containing full hanging and top level shelving. There are spotlights in the ceiling, a uPVC double glazed window to the front elevation, a central heating radiator and exposed real wood flooring. An internal door leads through to the en suite shower room.

EN SUITE SHOWER ROOM

8'11" max x 4'11" max

Fitted with a walk-in shower with main rainfall shower head and hand held shower attachment in a chrome mono block finish, pedestal hand wash basin with mixer tap and low flush wc. You will find complementary stone effect tiling to the walls and similar coloured tiling to the floor, all with grey grout. A carbon coloured heated towel rail, extractor and a uPVC double glazed window with privacy glass inset positioned to the gable end.

BEDROOM 2

12'5" x 8'8"

Another well presented double bedroom, overlooking the rear garden via the uPVC double glazed window. There is a central heating radiator, spotlights to the ceiling and a beech effect laminate floor covering.

BEDROOM 3

12'5" x 10'0"2"

Also at the front of the property and in good decorative order, there is a uPVC double glazed window and a central heating radiator along with decorative covering.

BEDROOM 4

12'4" x 7'10"

Located at the rear of the property overlooking the rear garden via a uPVC double glazed window. There is a central heating radiator, wood effect floor covering and, in keeping with the remainder of the property, is in good decorative order.

FAMILY BATHROOM

8'4" x 6'3"

Fitted with a contemporary four piece suite comprising low flush wc, pedestal hand wash basin with mixer tap and there is also a double ended panel bath with centrally positioned mixer tap. You will also find a shower cubicle with a Velux skylight over, complementary slate effect aqua-board splashbacks, contrasting tiling to the walls and floor and a chrome effect heated towel rail.

LANDING

L shaped in design with a useful linen storage cupboard, loft hatch allowing access to the roof void (not inspected at the appraisal), a Velux skylight providing natural light and sliding door fronted wardrobes providing full and split hanging together with top section shelving.

OUTSIDE - FRONT

To the front is a generous, largely lawned and level garden providing an excellent distance from the roadside and the large driveway provides ample off road parking.

OUTSIDE - REAR

There is a well stocked, established, landscaped area with decked seating area adjacent to the sun room and lower level lawned area with rockery, beds and steps up to elevated decked area and a further set of steps to a hidden patio and secret garden area with provision for clothes hanging. There is a second parcel of land which is held on a separate title and has potential to provide a good space for garden room/summer house or the like, subject to necessary works and any authority consents.

TENURE

We understand that this property is freehold, you should confirm this during the conveyancing process.

COUNCIL TAX BAND D

