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ESTATE AGENTS

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Avison Road, Cowlersley
Huddersfield,

Offers over £350,000

Viewing is an absolute must of this substantially extended semi-detached home with a fabulous mature landscaped garden, a southerly aspect and wooded backdrop. It has a double garage with French style doors out onto a patio, which could become an entertainment room/gm. The property boasts a high specification throughout with spacious rooms and a large conservatory, making it an ideal family home. The accommodation comprises an entrance hallway, ground floor shower room, breakfast kitchen with island unit and integrated appliances and large living/dining room with French doors through to a conservatory with access out onto one of the many superb seating areas. On the first floor, there are three large double bedrooms, a fourth nursery/home office and the house bathroom. The property has a gas-fired central heating system, uPVC double-glazing and a security system. In addition, there are solar panels and a heat exchanger. Externally, the property enjoys long distance views towards Longwood, particularly from the top portion of the garden, where a double garage can be found. The gardens have been redesigned and landscaped over many years, with various seating areas, lawns, mature beds and borders, external water and power. The rear garden is a major selling feature of the property. All these features combined make this a home not to be missed.

Avison Road, Cowlersley
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Floorplan

All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Entrance Hallway

An external composite door with opaque glazed panels and an opaque over-light gives access to the wide entrance hallway. A staircase rises to the first floor accommodation, beneath which is a good-sized storage cupboard, perfect for coats and shoes, etc. The hallway has oak style laminate flooring, a high ceiling with cornice coving and ceiling downlighting. Of particular note are the oak internal doors, which can also be found on the first floor rooms. There is a radiator and access to the downstairs shower room.

Shower Room

This room has a walk-in shower cubicle with curved doors, a wall-mounted shower attachment and an overhead waterfall style fitting. It has positional body jets for a steam cabinet and incorporates music. There is a low-level WC and a rectangular hand basin with storage beneath, along with a useful storage cupboard that also houses the boiler for the central heating system. There is a continuation of the flooring in the hallway, tiling to the walls, a side uPVC window, an aqua panelled ceiling with downlighting and an upright chrome towel heater.

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Breakfast Kitchen

This room has been redesigned and updated in more recent times and is light and bright, with uPVC glazing to the front and rear elevations. The rear of the room enjoys a southerly aspect, with a fabulous outlook over the superb garden, and an external rear uPVC door. There is an extensive array of units to high and low levels, with tiled splashbacks and a one-and-a-half bowl sink with single drainer and contemporary mixer tap. A central island unit incorporates an induction hob, a ceiling mounted, illuminated filter hood and track lighting above. Integrated appliances include a dishwasher, washing machine and tumble dryer. There is a fridge, freezer and built-in fan ovens incorporating a grill. The worktops extend to create a breakfast bar area. The room has tile effect laminate flooring and an upright radiator.

Living/Dining Room

This room is best demonstrated by a combination of the floor plan and photography, showing the large proportions of this large, open-plan area that runs from front to back of the property. The living area has a raised hearth with a glazed door stove, incorporating a heat exchanger, with downlighting. There are various wall light points, a uPVC window overlooking the frontage and a radiator. The rear portion of the room is utilised as a formal dining area and can easily accommodate a good-sized formal dining table. There are various wall light points, a second radiator and French doors leading into the conservatory.

Conservatory
This double-sized room has uPVC glazing to three elevations, a side uPVC door and French style double doors leading out onto the patio. The rear of the property enjoys a southerly aspect, making this a perfect every day sitting room. It has grey laminate flooring and a radiator.

First Floor Landing
From the entrance hallway, the staircase rises to the first floor landing. A drop-down ladder gives access to boarded loft space, providing handy additional storage.

Bedroom One
This large double bedroom is light and bright with front and rear uPVC windows. The window has a southerly aspect with a superb view across the landscaped garden and wooded backdrop. There is plenty of space for fitted or freestanding furniture, access to a secondary loft and a radiator.

Bedroom Two

This large double bedroom is positioned at the front of the property and has built-in sliding door wardrobes with hanging rails and shelving. There is a uPVC window that enjoys views towards Longwood and the church in the distance. The room has plenty of space for freestanding or fitted furniture and a radiator.

Bedroom Three

This large double bedroom is positioned at the rear of the property and enjoys a southerly aspect with a uPVC window overlooking the landscaped gardens. The room can easily accommodate freestanding or fitted furniture. It has coving to the ceiling and a radiator.

Bedroom Four/Nursery

Positioned at the front of the property, this room could be utilised as a nursery, home office or study etc. It has recessed open shelving over the staircase projection, a uPVC window, oak style laminate flooring and a radiator.

House Bathroom

The good-sized bathroom has a white three-piece suite comprising a bath with a shower screen and a Triton Opal independent shower over, a hand basin with storage below and a low-level WC with concealed cistern. There is handy storage on either side of the WC and below the hand basin. The aqua panelled ceiling incorporates downlighting. There is stylish laminate flooring, wall tiling, a rear uPVC window, an upright ladder style radiator and a second upright radiator.

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External Details

In front of the property, there is a low-level perimeter wall with a metal gate leading to a paved pathway. The front garden has a rockery style border with shrubs and flowers. There is a paved area with a central flower bed and laurel and privet hedging to the left-hand side. The pathway continues around the side of the property where there is a flower bed and second gate leading to a double-width paved pathway. The rear garden is a major selling feature, benefitting from a programme of landscaping, with a wooded backdrop and a southerly aspect. This area can be a real sun trap. It has a large paved patio area, perfect for outdoor eating and entertaining, accessible from the rear door within the breakfast kitchen. There are external power sockets and water. The pathway continues around to the rear of the conservatory, where there is a further outside power socket and a full width paved patio with a Mediterranean style feel, with cream perimeter walls and fencing, pleasant flower beds in either corner, external lighting and access to the French doors within the conservatory. Wide central steps lead up into the garden itself, where there is a level lawned garden with perimeter walling and wide gravel steps with railway style sleepers leading to a further lawned garden. There are particularly mature shrub and flower beds and borders, gravelled pathways, the central one rising to the top section of the garden, lawns on either side, shrubs, bushes and a cherry tree. The top portion of the garden has a large gravelled area, which could be landscaped further or used for buildings or sheds, etc. Adjoining this is a secluded seating area with the wooded backdrop, artificial grass and an adjoining tiled seating area from which to enjoy views over the surrounding area. French style doors give access to the double garage.

Double Garage

The garage has a roll-over door, side uPVC windows, power and lighting. Buyers may decide to adapt this into an entertainment room or gym, with it having double doors out onto the private seating area.

Tenure

The vendor informs us that this property is Freehold.

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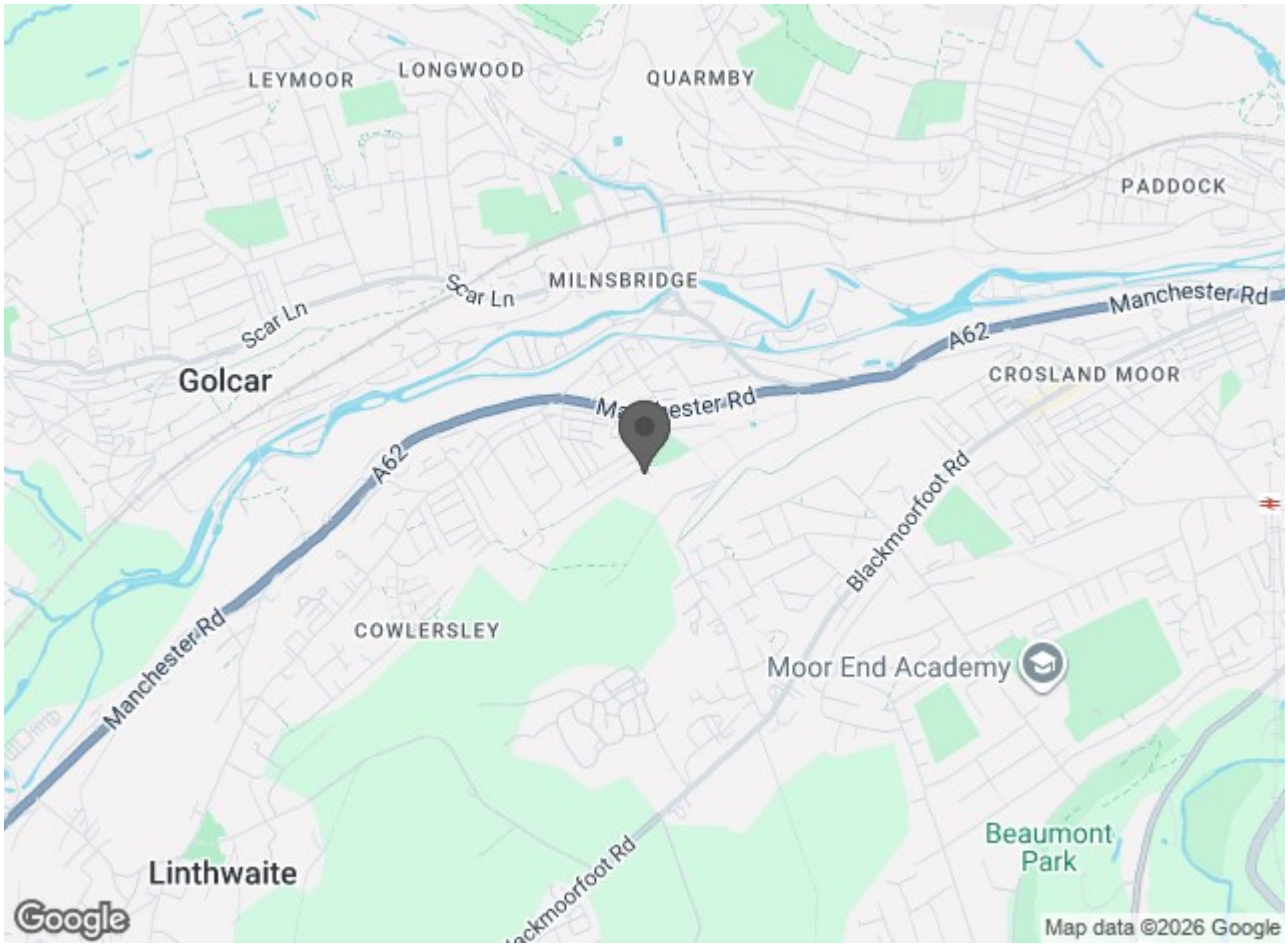
Directions



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