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**Sunnyhill Avenue, Kirkheaton
Huddersfield,**

Offers over £400,000

Enjoying an enviable semi-rural setting on the edge of this popular and well-regarded village is this impressive four double bedroom detached family home. The property is ideally positioned for access to the M62 motorway network, whilst also being within easy reach of local village amenities, making it an ideal choice for commuters and the expanding family buyer.

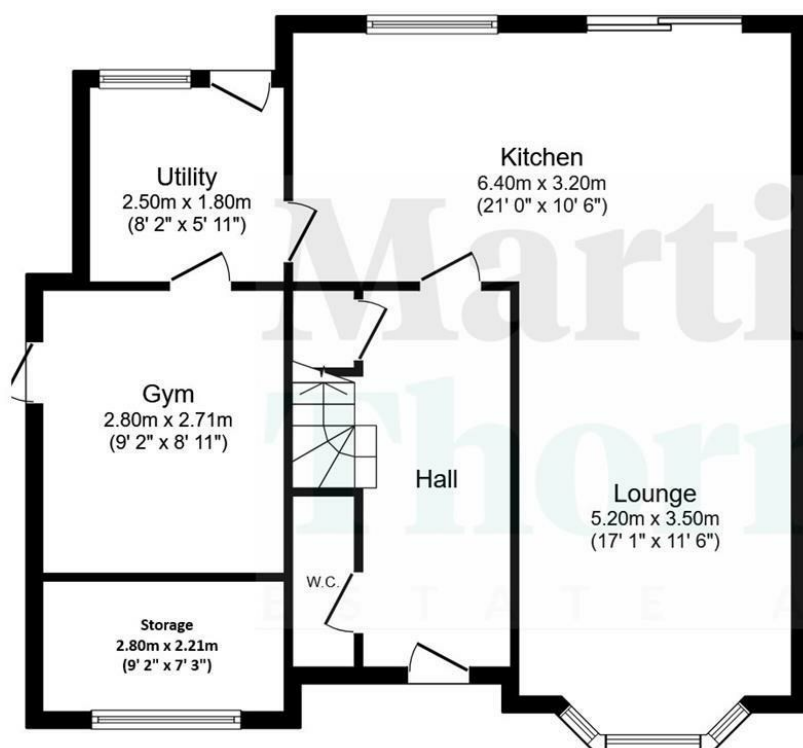
The accommodation comprises an entrance hall, downstairs WC, open-plan kitchen/diner with a feature breakfast island and a spacious lounge. The former garage has been converted to provide a useful gym to the rear, with a separate storage area to the front.

To the first floor are four well-proportioned double bedrooms, with the master bedroom incorporating en-suite facilities, together with a stylish house bathroom.

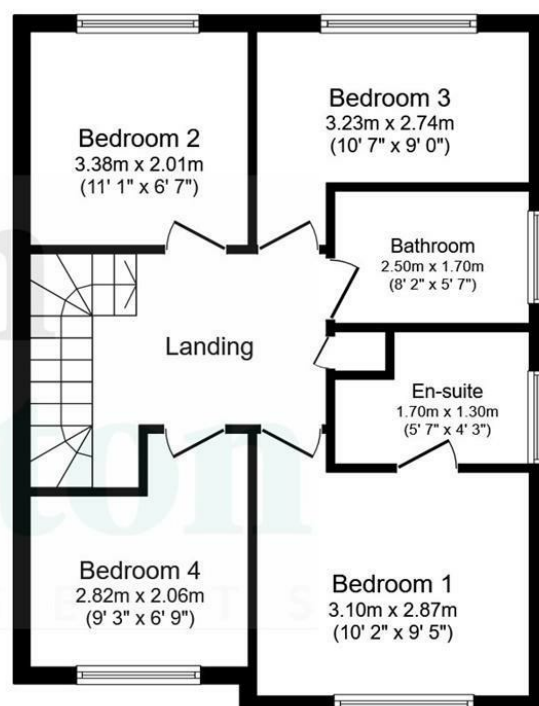
Externally, the property benefits from a tarmac driveway providing off-road parking to the front. To the rear is a lovely enclosed garden, enjoying an open aspect and providing an excellent outdoor space for relaxation and entertaining.

Sunnyhill Avenue, Kirkheaton Huddersfield,

Floorplan



Ground Floor



First Floor

Total floor area: 131.6 sq.m. (1,417 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Sunnyhill Avenue, Kirkheaton Huddersfield,

Details



Entrance Hall



A timber door with a decorative double-glazed insert and a matching side panel opens to the spacious entrance hall. There is coving to the ceiling, hanging hooks for coats, a radiator and a useful under stairs cupboard, perfect for storing shoes and coats, etc. A staircase rises to the first floor landing and access can be gained to the following rooms:

Kitchen/Living diner



The kitchen area has a range of modern high gloss wall and base cupboards, drawers, Corian worktops with brick style tiled surrounds and an inset sink unit with overlying hose style tap. Integrated appliances comprise a five-ring electric hob and range style oven with overlying canopy style filer hood and a dishwasher. There is space for an American style fridge freezer and a Corian breakfast island with drawers and cupboard beneath. There are banks of inset downlights to the ceiling, a UPVC double-glazed window to the rear elevation and LVT style flooring, which continues into the dining area. The dining area has three ceiling light points, coving to the ceiling, a radiator and a sliding patio door providing access to the rear garden.

Living Area

This room has a walk-in splayed UPVC double-glazed window to the front elevation. There is coving to the ceiling, a ceiling light point and two radiators. The focal point of the room is a multi-fuel stove, set to a tiled hearth and surround.

Utility



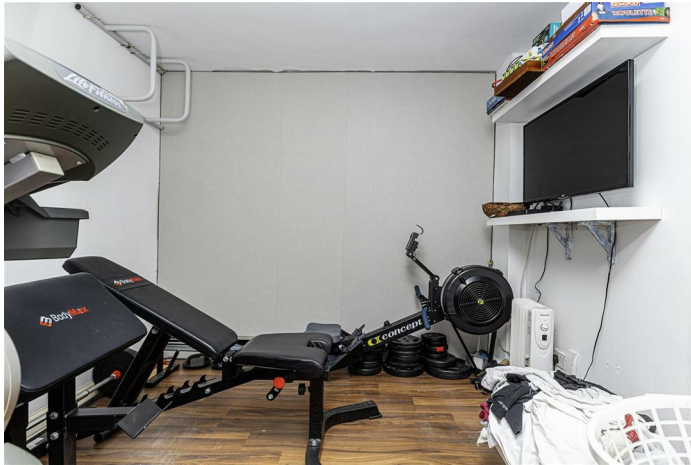
From the kitchen area, a sliding timber door leads to the utility area. This has a continuation of the LVT style flooring and a timber and double-glazed door providing access to the rear garden. There are working surfaces, drawers and wall cupboards, along with space and plumbing for an automatic washing machine and dryer. This room is home to the Vaillant central heating boiler. There are inset downlights, a radiator and a heavy duty door leading to the gym area.

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Gym



This room has power points, lighting and a timber door leading to the side of the property.

First Floor Landing

From the entrance hall, a staircase rises to the first floor landing, where there is access to boarded and insulated loft space. There is a central ceiling light point and a useful cupboard, perfect for storing linen, etc.

Bedroom One



This double bedroom is positioned at the front of the property and has a large UPVC double-glazed window. There are useful fitted wardrobes, a central ceiling light point and a radiator. Being the master bedroom, it has access to an en suite shower room.

En Suite Shower Room



This room comprises a low-level WC, a pedestal hand basin with twin taps and a shower cubicle, home to a mains fed waterfall style shower. There is ceiling downlighting, an extractor fan, appropriate tiling to the walls and a radiator. A UPVC double-glazed window allows natural light from the side elevation.

Bedroom Two



This double bedroom is positioned at the rear of the property and has a UPVC double-glazed window with a lovely outlook over the garden and fields beyond. There is a central ceiling light point, coving to the ceiling and a radiator.

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Bedroom Three



This bedroom has a similar outlook to that of bedroom two via a UPVC double-glazed window at the rear of the property. It has laminate style flooring, coving to the ceiling, a central ceiling light point and a radiator.

House Bathroom



The bathroom has a modern white suite comprising a low-level WC, vanity hand basin with waterfall style tap and a P-shaped bath with a curved splash screen and a mains fed shower over. There is vinyl style flooring, appropriate tiling to the walls, a central ceiling light point, an extractor fan and a radiator.

Bedroom Four



This double bedroom is positioned at the front of the property and has a UPVC double-glazed window with a pleasant outlook. There is a central ceiling light point and a radiator.

External Details



At the front of the property, there is a block paved and tarmac driveway providing off-road parking for several vehicles, along with a garage. The garage is currently used for storage, but could revert to its original layout. There is an outside wall light point. At the rear, there is a lovely stone patio, perfect for outdoor entertaining, an outside water point, security lighting and a raised lawned area with fenced and walled boundaries. There are raised planters, perfect for growing vegetables, etc., and the property benefits from an open aspect over fields and beyond to the rear.

Tenure

Sunnyhill Avenue, Kirkheaton Huddersfield,

Details



The vendor informs us that the property is freehold.

Sunnyhill Avenue, Kirkheaton Huddersfield,

Directions

