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**Wentworth Avenue, Emley
Huddersfield,**

Offers over £210,000

****UNEXPECTEDLY RE-OFFERED****

Positioned at the head of the cul-de-sac and overlooking the village cricket and football pitches to the rear is this well appointed, two-bedroom inner town house. The property offers a conservatory and two parking spaces in a popular, semi-rural village setting, centrally placed as a commuting base for access to Huddersfield, Wakefield, Barnsley, as well as the M1 and M62 motorway links. The accommodation comprises an entrance porch, living room with bay window, recently redesigned kitchen with integrated appliances and conservatory with solid roof. On the first floor there are two double bedrooms and a recently modernised shower room. There is a gas-fired central heating system and uPVC double glazing, we are informed that the electrics were tested and a new consumer unit relocated and installed February 2025. Externally, there is parking for two vehicles at the front of the property and a rear enclosed garden providing a stylish outdoor eating and entertaining space. The rear garden is enclosed by perimeter fencing.

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Huddersfield,**

Floorplan



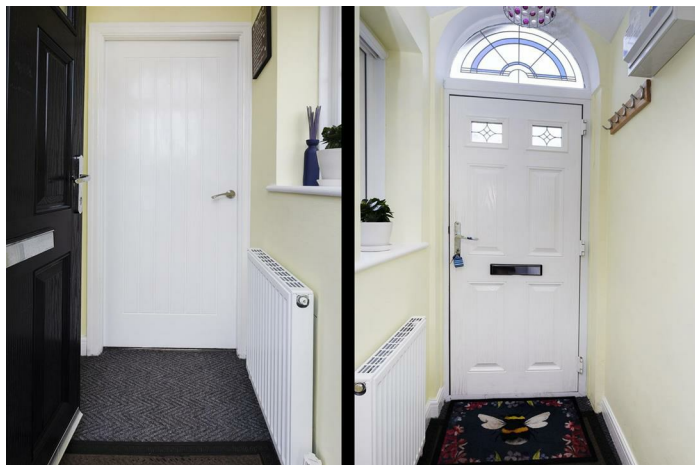
All measurements are approximate and for display purposes only

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Entrance Porch



An external composite door with an opaque glazed panel and over-light gives access to the entrance porch. This has a side uPVC window and is ideal for storing shoes and coats, etc. There is a radiator and a door leading to the living room.

Living Room



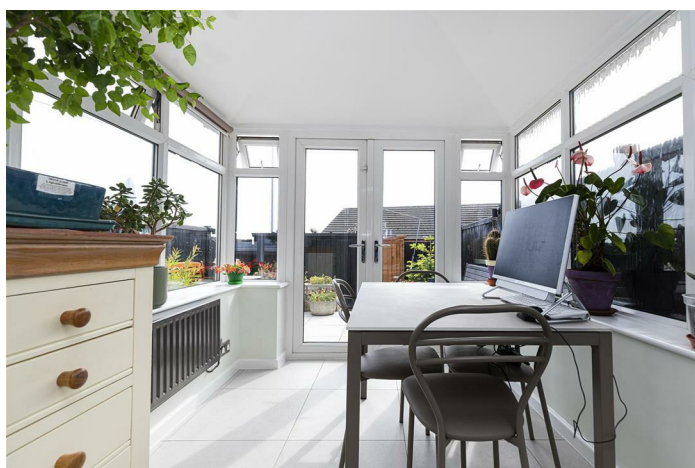
This good sized reception room is positioned at the front of the property and has a bay window incorporating uPVC glazing. On the left hand side is an open staircase with oak handrail and glass panels, beneath which is a useful storage cupboard. The room is presented to a high standard and can accommodate a good amount of furniture. There are two period style radiators and an archway leading to the kitchen.

Kitchen



This room has been redesigned from its original layout and is a light and bright open plan space. The contemporary grey units have contrasting worktops with matching upstands. Integrated appliances include a four-ring gas hob with tiled splashback and illuminated canopy filter hood above and fan oven below. Beneath the worktop is plumbing for an automatic washer and concealed is the boiler for the central heating system and space for a free standing fridge freezer. There is a sink with mixer tap along with ceiling downlighting, rear uPVC window, gun metal upright ladder style radiator and a tiled floor that continues through into the adjoining conservatory.

Conservatory



This versatile space is positioned at the rear of the property and is currently used as a formal dining room. The room has

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a solid roof, making it a useable all-year-round space, along with uPVC glazing to three elevations and large French doors out into the enclosed garden. There is also a radiator.

First Floor Landing

From the living room, the staircase rises to the first floor landing where there is access to the loft area.

Bedroom One



This double bedroom is positioned at the front of the property and has a uPVC window overlooking the cul-de-sac. The large double door wardrobe has twin hanging rails and there is useful shelving built over the bulkhead projection. The room can accommodate further fitted or freestanding furniture and has a radiator.

Bedroom Two



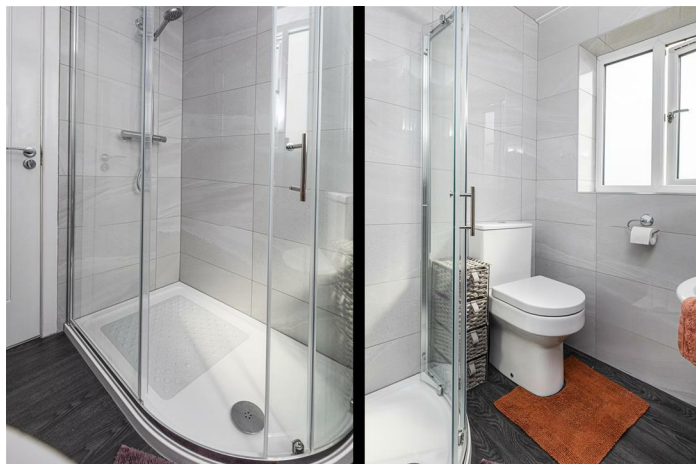
This bedroom is positioned at the rear of the property and has a pleasant aspect overlooking the village football and cricket pitches. There is plenty of room for free standing furniture, a uPVC window and a radiator.

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Shower Room



Recently installed in 2025, there is a three piece suite comprising; double cubicle with overhead waterfall style circular fitting and additional hand held shower attachment, pedestal hand wash basin and low level WC. The aquaboarded ceiling incorporates down lighting, upright contemporary ladder style radiator and obscured rear uPVC double glazed window.

External Details



At the front of the property, there is block paved side-by-side parking for two and the rear garden is enclosed by perimeter fencing with a gate at the far end. There is also a timber shed. The redesigning and landscaping of the rear garden has been designed to create a most pleasant outdoor eating and entertaining space with ease of maintenance. There is a full width tiled patio adjoining the conservatory

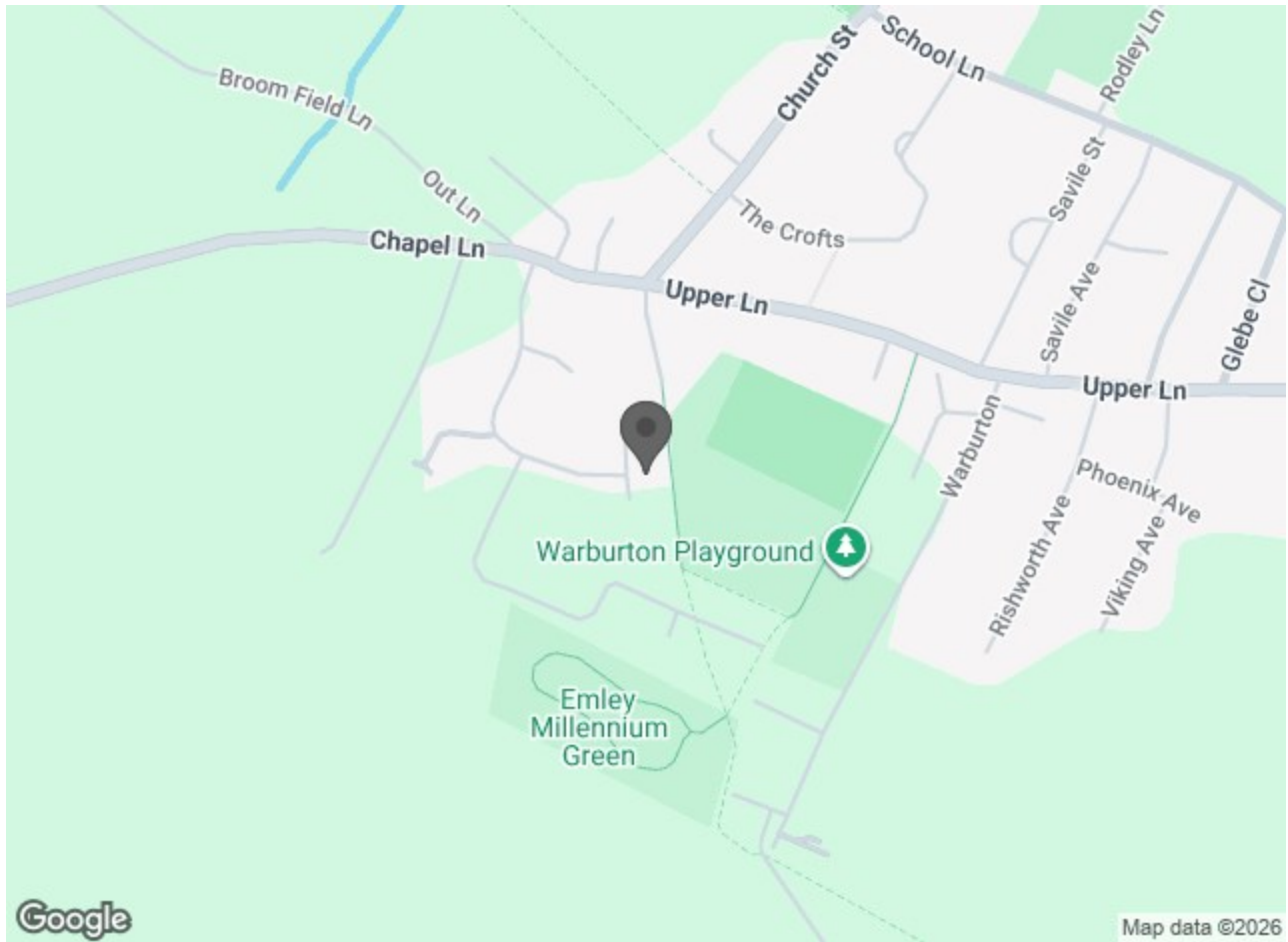
with outside water and power. The central low level brick wall has raised planted flower beds incorporating lighting and a step down into a pleasant area which adjoins the timber shed (8ft x6ft) and next to it there is a small garden shed (3ft x6ft).

Tenure

The vendor has informed us that the property is freehold.

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Directions



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DISCLAIMER

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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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