

martin-thornton.com
01484 508000



**Woodlea Avenue, Marsh
Huddersfield,**

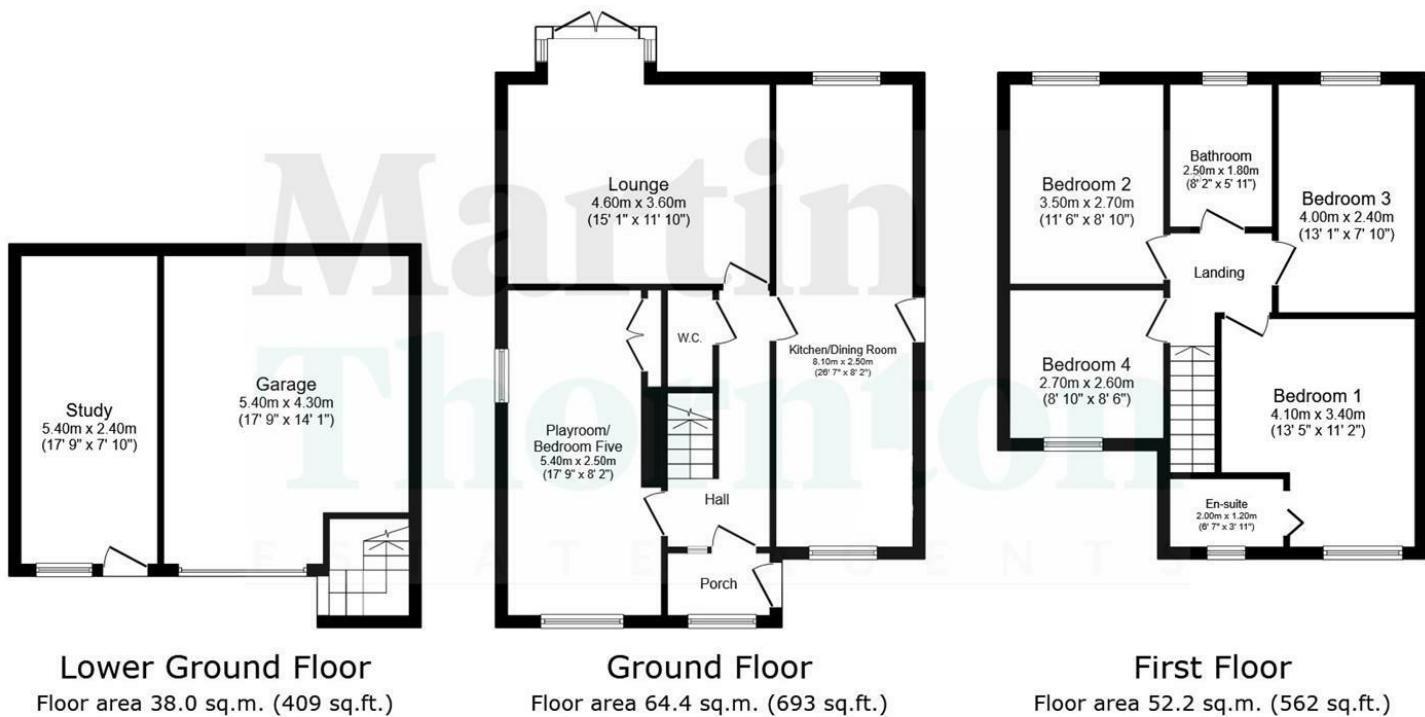
Offers over £425,000

MARTIN THORNTON PLATINUM. ** UNEXPECTEDLY RE-OFFERED **

This four/five-bedroom detached family home is presented to a high standard throughout and enjoys a cul-de-sac setting. It is perfectly placed for local amenities, schooling and the hospital, based midway between Lindley Village centre and Greenhead Park. An internal inspection is an absolute must to appreciate the accommodation and the standard of presentation on offer throughout. The property stands among other detached homes and has a south-westerly rear landscaped garden, which can be a real sun trap. The accommodation comprises an entrance porch, hallway, downstairs WC, large open-plan dining kitchen with integrated appliances and Stoves range style cooker, large living room with French doors and bedroom five/dining room/playroom. On the first floor, there are four good-sized bedrooms, the master with an en suite shower room, and the house bathroom. There is a home office/study on the lower ground floor with a separate entrance. The property has a gas-fired central heating system and a uPVC double-glazing. Externally, there is a good-sized garage and double width parking on the driveway. The rear enclosed garden has been landscaped and comprises stone flagged seating areas, mature borders with railway style sleepers and a level lawn.



Floorplan



Total floor area: 154.6 sq.m. (1,664 sq.ft.)

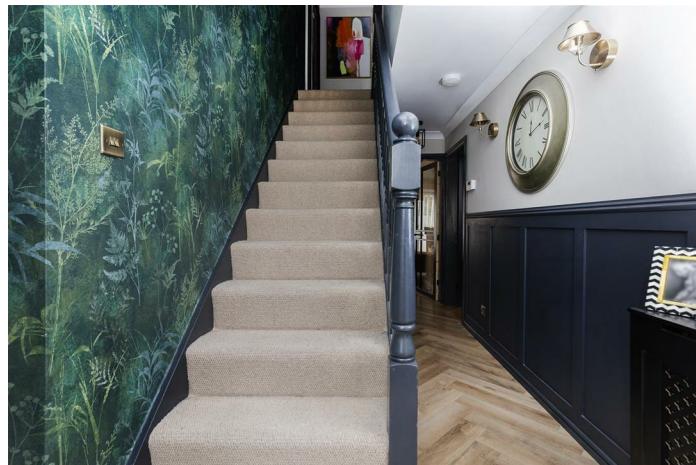
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



Entrance Porch

An external uPVC door with an opaque glazed panel gives access into the entrance porch. This has uPVC glazing allowing lots of natural light, a pleasant aspect and floor tiling. A composite door with an opaque glazed side screen gives access into the hallway.

Hallway



A spindle staircase rises to the first floor accommodation, beneath which is a useful under stairs storage cupboard. Of particular note is the LVT flooring in a herringbone pattern. There is coving to the ceiling, wall light points, half panelling to certain walls and a radiator. Within the hallway is access to the downstairs WC.

Lower Ground Floor Home Office/Study



This room has its own separate entrance door and makes a

perfect home office/study, or could equally be used as a playroom or home gym, etc. Buyers may look to enable access from bedroom five/playroom down into this room. It has oak style laminate flooring, downlighting, a uPVC window and a radiator.

Downstairs WC



This has a white two-piece suite comprising a wall-mounted wash hand basin and a low-level WC. There is a continuation of the herringbone patterned LVT flooring, an extractor fan and a radiator.

Dining Kitchen



From the hallway, a feature internal timber and glazed door leads into the dining kitchen. This room runs from the front to the back of the property and creates a large open-plan sociable eating and entertaining space. It is light and bright



with front and rear double-glazed windows and an external side door with a large glazed panel. The kitchen area has wall cupboards and base units with brick style tiled splashbacks and a one-and-a-half bowl sink unit. The centrepiece of room is a Stoves range style cooker with the usual ovens and a five-ring gas hob, above which is an illuminated canopy style filter hood. Integrated appliances including a washer and a dishwasher. There is a tall larder style cupboard, which can incorporate an integrated fridge freezer, however, our clients prefer a freestanding fridge freezer. There is a continuation of the herringbone patterned flooring, various ceiling light points and a stylish upright radiator. The dining area is positioned at the front of the property and can accommodate a large formal dining table. There is a second radiator.

Living Room



This large reception room is positioned at the rear of the property and accessed from an identical door to that of the dining kitchen. It has a continuation of herringbone LVT flooring and is presented to a very high standard, with plenty of space for furniture. It has a large walk-in bay window incorporating uPVC glazing and central French doors. There is provision for a wall-mounted TV, various wall light points and a radiator.

Playroom/Bedroom Five



This multipurpose space is positioned at the front of the property and enjoys a dual aspect with front and side uPVC windows. It is currently utilised as a playroom, but has been a double bedroom in the past. Buyers could look to gain access from this room to the lower ground floor, subject to any permissions or consents. There is also a radiator.

First Floor Landing



From the hallway, a staircase rises to the first floor landing, which has a radiator.



Details

Bedroom One



This large double bedroom is positioned at the front of the property. It has stylish neutral decor, a uPVC window, provision for a wall-mounted TV, coving to the ceiling and a radiator. The room has plenty of space for furniture and access to an en suite.

En Suite Shower Room



This room has a corner shower cubicle with a tiled interior and an overhead waterfall style shower fitting, as well as a hand-held shower attachment, a rectangular hand basin with storage cupboards below and a low-level WC with a concealed cistern. There is a built-in mirror with brick style filing beneath, appropriate wall tiling, ceiling downlighting, an extractor fan and an upright chrome ladder style radiator. Natural light comes via an opaque uPVC window.

Bedroom Two



This large double bedroom is positioned at the rear of the property and has plenty of space for furniture and a radiator. It enjoys a pleasant aspect over the garden via a uPVC window.

Bedroom Three



This large double bedroom is also positioned at the rear of the property and has plenty of space for furniture and a radiator. It enjoys a pleasant aspect over the garden via a uPVC window.



Details

Bedroom Four



This double bedroom is positioned at the front of the property and has a uPVC window and a radiator.

House Bathroom



The well-appointed bathroom has a white three-piece suite comprising a panelled bath with a wall-mounted shower fitting over, a wash hand basin and a low-level WC. There is an illuminated mirror, tiling to the walls and floor, downlighting, an extractor fan and an upright chrome ladder style radiator. There is an opaque uPVC window to the rear elevation.

Integral Garage

The garage has an up-and-over door, power and lighting. It is a wider than usual garage, perfect for incorporating a workshop or hobby area.

External Details



At the front of the property, there is a double-width driveway providing parking and access to the integral garage. On the right-hand side of the driveway, there is a lawned area with flowerbeds and steps lead up to the property. A lockable timber gates gives access to the garden and steps lead up to the entrance porch. The rear garden is a major selling feature of the property and enjoys a south-westerly aspect, meaning that it can be a real sun trap. It is enclosed by perimeter fencing and walling. From the French doors within the living room, there is a stone flagged barbecuing area with outside power and water. There is a wide flagged areas, perfect for storage sheds. From the patio, steps rise up to the lawned garden, where there are mature beds and borders. It has been redesigned and landscaped, with railway style sleepers, a level lawn and an adjoining stone flagged patio area. It enjoys a good amount of privacy.

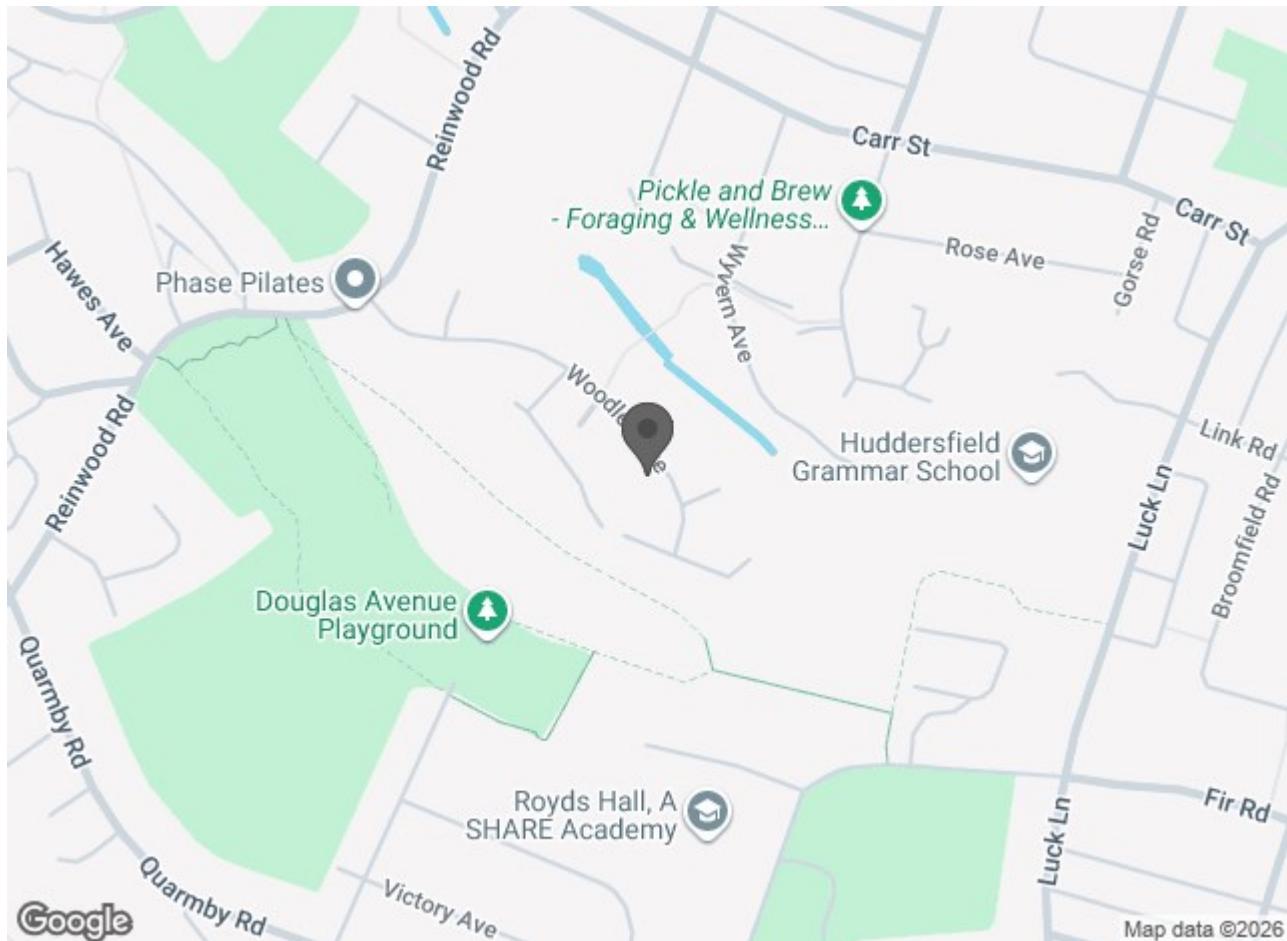
Tenure

The vendor informs us that the property is freehold.

Woodlea Avenue, Marsh Huddersfield,



Directions



Martin Thornton
PLATINUM

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