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Crest Road, Ainley Top Huddersfield, Yorkshire

£280,000

This four-bedroomed semi-detached home has been substantially extended from its original design and is presented to a very high standard throughout. The property is located in this popular and highly accessible location, making it a perfect commuter base for Leeds and Manchester, with local amenities close by. The accommodation comprises an entrance porch, entrance lobby, living room with bay window, superbly appointed dining kitchen with quartz worktop, Neff ovens and French doors, rear lobby, wet room style shower room and former garage incorporating utility and perfect for storage. On the first floor are four good sized bedrooms, two of which have built-in wardrobes, and a high specification bathroom with whirlpool bath. There is a gas-fired central heating system and uPVC double glazing. Externally, there is parking on the block paved driveway and enclosed side and rear gardens with seating areas, artificial grass, decking and numerous outdoor power sockets and lighting. An internal inspection is an absolute must.

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Floorplan



All measurements are approximate and for display purposes only

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Details



Entrance Porch

An external uPVC door with opaque glazed panels gives access to the entrance porch. This has a dual aspect with front and side uPVC windows with oak sills. An oak door leads to the entrance lobby.

Entrance Lobby

This has a staircase with an oak handrail rising to the first floor accommodation. There is oak flooring which continues through into the living room and a stylish upright gun metal grey radiator incorporating a central slim mirror. An internal glazed door gives access to the living room.

Living Room



This well appointed reception room is positioned at the front of the property and has a feature media wall to the chimney breast with provision for a flat screen TV, beneath which is a log and pebble effect electric fire. The bay window incorporating uPVC glazing floods this room with natural light and there is a continuation of the oak flooring. There is coving to the ceiling and a stylish horizontal radiator. An oak door with glazed panels leads into the dining room.

Dining Kitchen



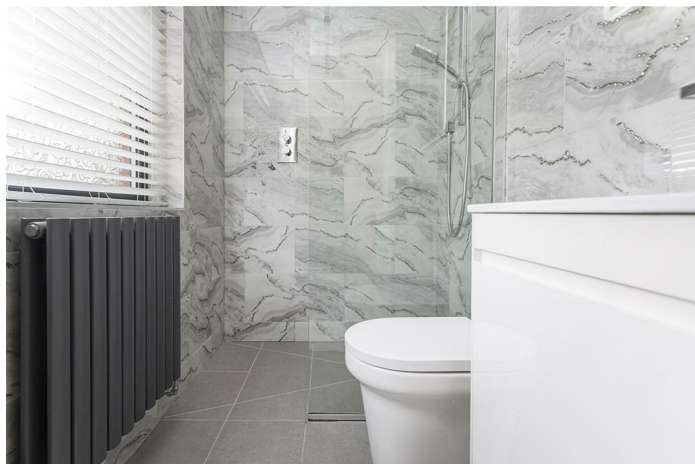
This room has the wow factor, extended from its original design and presented to a very high standard. This open plan eating and entertaining space has an extensive array of contemporary units to high and low levels and quartz worktops with matching upstands. There is a Franke sunken sink with adjoining grooved draining area and mixer tap. Integrated appliances include a Neff induction hob with a contemporary filter hood, Neff side-by-side ovens (one of which is a combination oven with warming drawer and one with a sliding door), fridge, freezer and dishwasher. In addition, there are corner carousel cabinets and a pull-out larder style store between both ovens. Between the kick boards is LED lighting along with ceiling downlighting and provision for a recessed flat screen TV. The floor has fabulous porcelain tiles and the room is light and bright with a uPVC window along with large French doors leading out to the decking. There is useful under stairs storage and a contemporary horizontal radiator. From here, access can be gained to a rear lobby which also has porcelain tiled flooring and an external uPVC and glazed door. An oak door gives access to the wet room.

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Wet Room



This stylish room has a rectangular hand basin with storage cupboard below and a low-level WC. The shower area has a large, glazed screen along with an overhead waterfall style shower fitting and a hand-held shower attachment. There is stylish wall and floor tiling, an illuminated mirror, Bluetooth facility, a contemporary gun metal grey radiator, downlighting and a uPVC rear window.

Garage

From the rear lobby, an oak door gives access to the former garage which has been reduced in size to incorporate a utility. The automatic roll-over door has been retained and there is power and lighting. There is a tiled floor and a side uPVC window.

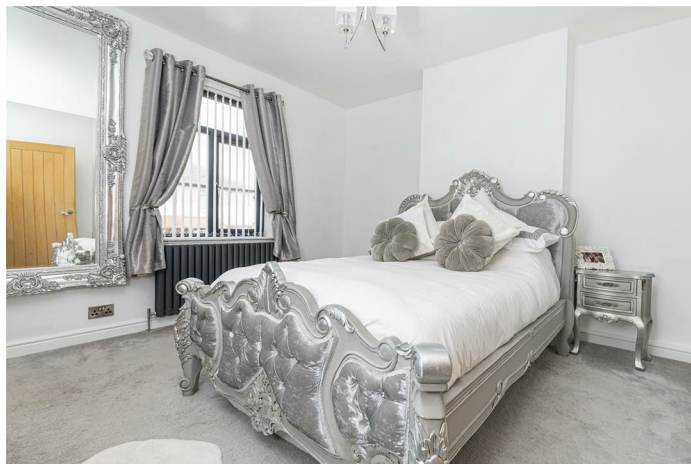
Utility

This has wall cupboards and base units, worktops and floor tiling. There is plumbing for an automatic washer, space for further appliances, such as a condensing dryer, and this area houses the Ideal Logic condensing boiler for the central heating system. There is also a side uPVC window.

First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing where a drop down ladder gives access to boarded loft space. All five first floor rooms have oak internal doors.

Bedroom One



This well presented double bedroom is positioned at the front of the property and has plenty of space for fitted or freestanding furniture. There is a built-in recessed wardrobe with hanging rails, a uPVC window and a stylish radiator.

Bedroom Two



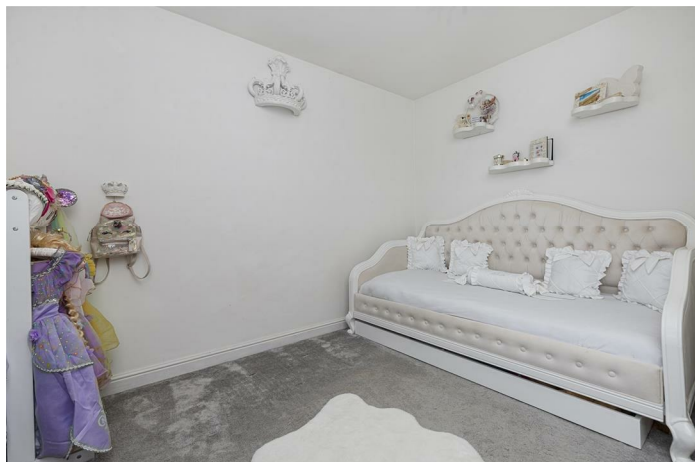
This double bedroom is positioned at the front of the property and our clients currently use it as a dressing room and home office. There are built-in wardrobes with hanging rails and shelving, a uPVC window and a stylish radiator.

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Bedroom Three



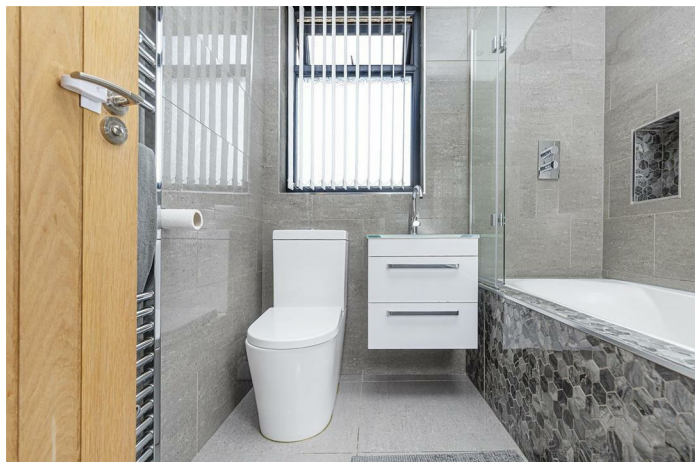
This double bedroom is positioned at the rear of the property and has plenty of space for fitted or freestanding furniture. There is a uPVC window and a stylish radiator.

Bedroom Four



This double bedroom is positioned at the rear of the property and has a built-in treble wardrobe with a central mirror finish along with high level storage cupboards, a uPVC window and a stylish radiator.

House Bathroom



This room is presented to a very high standard and has a white three-piece suite. The whirlpool bath has a hand-held attachment, an overhead waterfall style shower fitting and a folding shower screen. There are three alcoves perfect for storing toiletries, etc., along with a rectangular hand basin with storage below and a low-level WC. Further storage is available in a wall mounted toiletries cabinet with an illuminated mirror front and Bluetooth facility. There is tiling to the walls and floor along with an upright chrome ladder-style radiator. To the rear elevation is an opaque uPVC window.

External Details



At the front of the property, there is parking on the block paved driveway and the garden has been designed for ease of maintenance with perimeter walling and wrought iron

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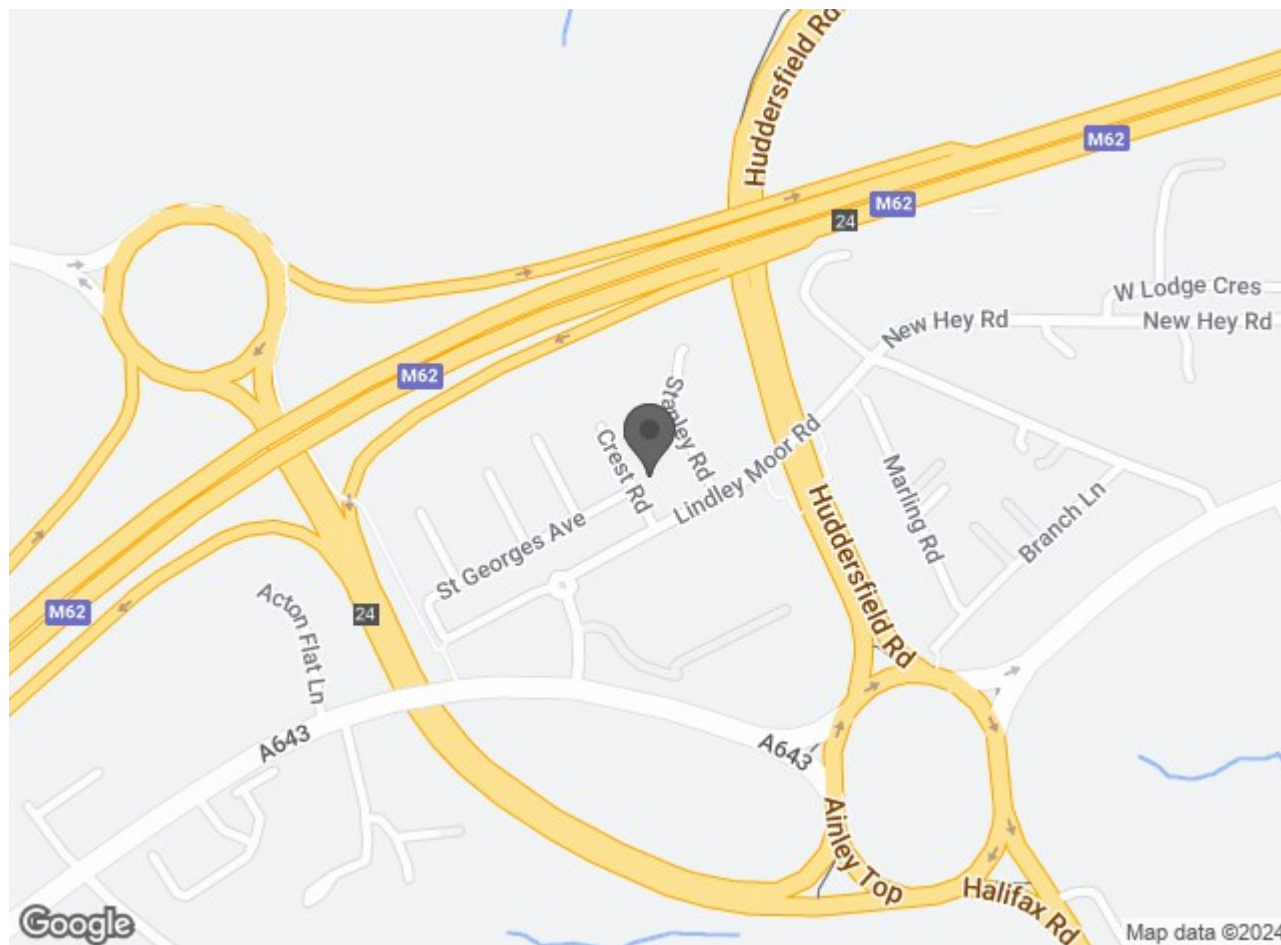
Details



railings. There is external lighting and power sockets. To the right hand side of the property is a lockable metal gate leading to a wide paved pathway with perimeter walling to one side. There is a very pleasant, secluded seating area which can be accessed from the rear lobby and has an external power socket. Two steps then lead down to a bespoke dog kennel/run, which will be removed by our clients, creating additional useable garden space. A timber gate leads to an enclosed garden area with artificial grass, timber decking, outside hot and cold water along with external power sockets. There is LED lighting within timber decking and on the fencing (which is operated from inside the property) along with perimeter fencing and external lighting.

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Directions



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2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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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