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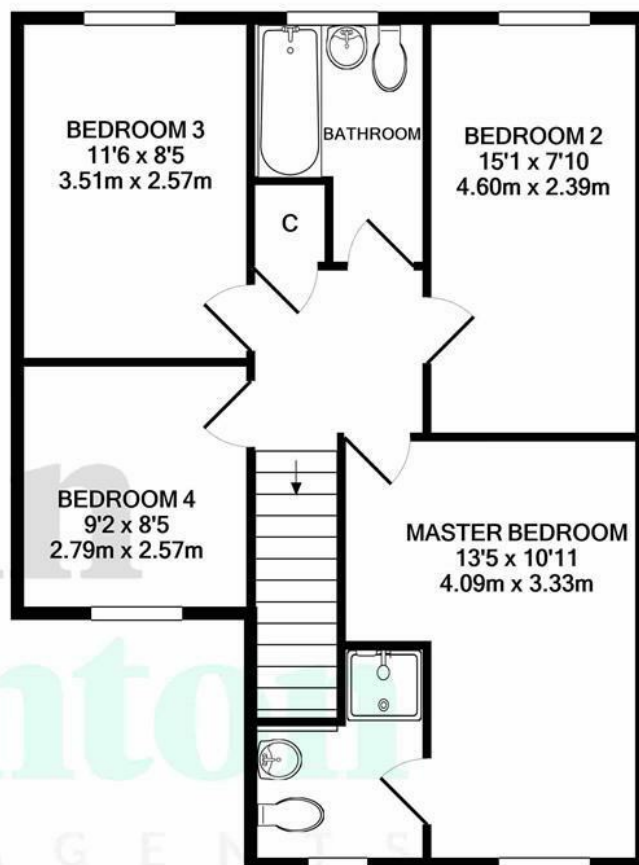
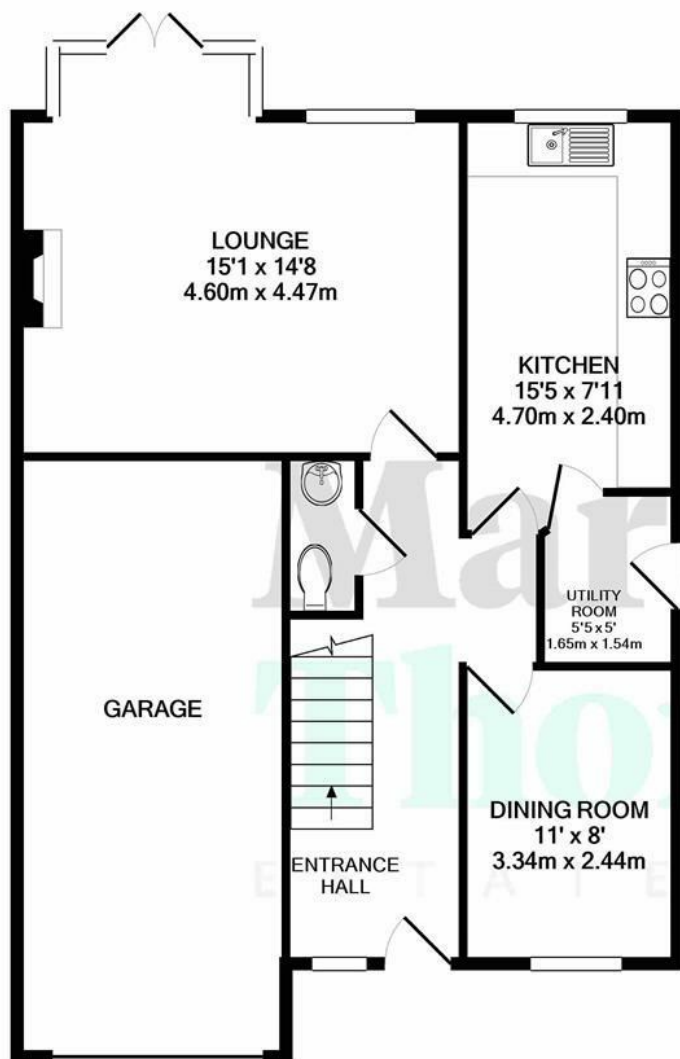
Woodlea Avenue, Reinwood Huddersfield, Yorkshire

£1,500 Per month

Set to the head of this highly regarded, residential cul-de-sac is this reconstituted stone built, detached family home. The property may well prove suitable to the expanding family and briefly comprises entrance hall, cloakroom/WC, lounge, dining room and kitchen complete with some integrated appliances. To the first floor are four bedrooms with the Master enjoying en suite facilities and a house bathroom. With a gas central heating system, alarm system and is predominantly uPVC double glazed. Externally there is a double tarmac driveway along with an integral garage. To the rear is a fenced and walled garden area to the rear, enjoying a southerly aspect and also benefits from solar panels on the roof.

**Woodlea Avenue, Reinwood
Huddersfield, Yorkshire**

Floorplan



TOTAL APPROX. FLOOR AREA 1451 SQ.FT. (134.8 SQ.M.)

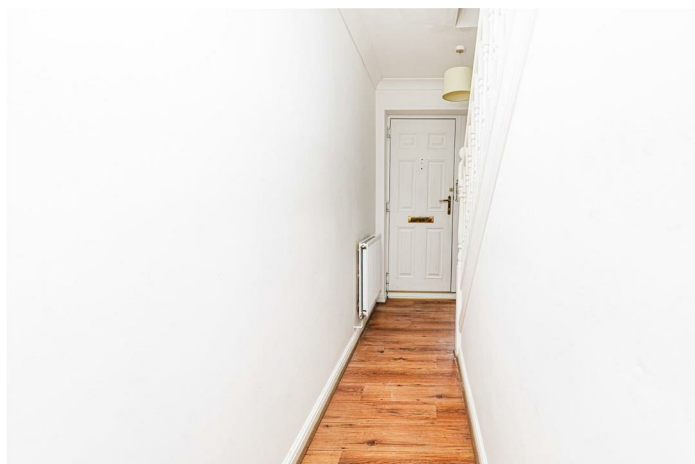
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Woodlea Avenue, Reinwood Huddersfield, Yorkshire

Details

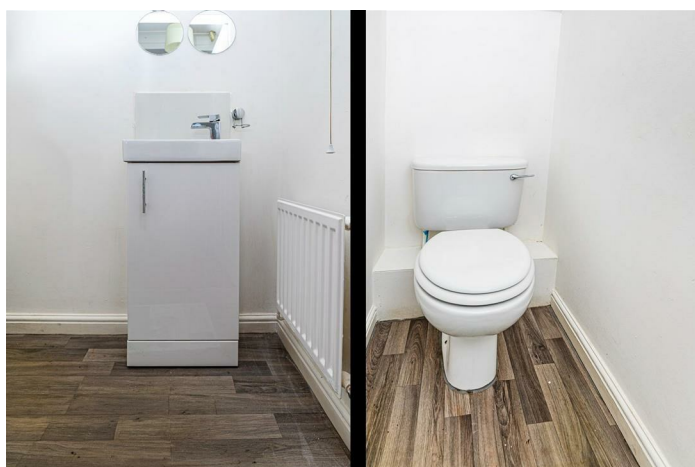


Entrance Hall



A composite style double glazed door with side panels opens to the entrance hall where there is a laminate style floor along with coving to ceiling, two ceiling light points and a radiator. A balustrade and spindle staircase rises to the first floor.

Cloakroom/WC



Having a modern white suite comprising a low flush WC, vanity hand basin with chrome waterfall style tap over and high gloss storage cupboards beneath. There is Amtico style flooring, an extractor fan and a radiator.

Lounge



The principal reception room is set to the rear of the property and has a walk in bay with several uPVC double glazed windows and a set of uPVC double glazed French doors lead out to the garden. There is coving to ceiling, central ceiling light point, two radiators and power points. The focal point of the room is an ornate style fire surround with marble style inset and hearth, home to an electric fire.

Dining Room



Set to the front of the property, this room has two uPVC double glazed windows looking out across the cul-de-sac along with coving to ceiling, ceiling light points, power points, a radiator and a continuation of the laminate flooring.

Woodlea Avenue, Reinwood Huddersfield, Yorkshire

Details



Kitchen



Having a range of high gloss base cupboards, drawers, roll-edge worktops and matching wall cupboards over. Integrated appliances include a microwave and fridge freezer. With housing for a Rangemaster oven, plumbing for an automatic dishwasher and stainless steel sink unit with overlying mixer tap. The floor is tiled throughout, there are inset downlights and a wall mounted radiator. Natural light comes from the rear elevation via two uPVC double glazed windows and a composite style door with double glazed insert gives access to the side elevation.

First Floor Landing

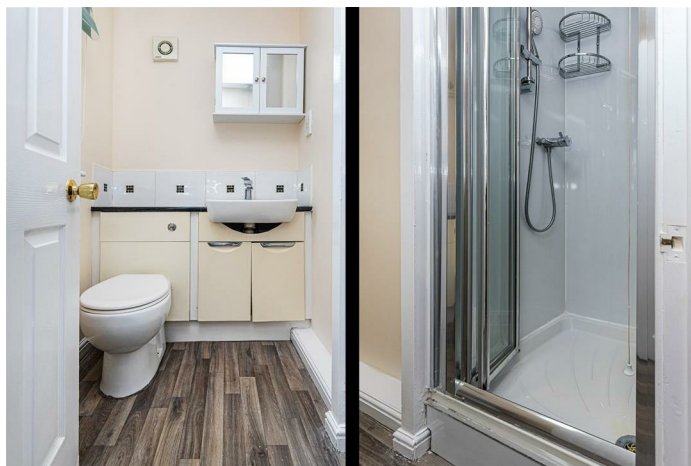
From the entrance hall, a balustrade and spindle staircase rises to the first floor landing. With a built-in linen cupboard and access to loft space.

Bedroom One



The Master bedroom is set to the front of the property and has three uPVC double glazed windows looking out across the cul-de-sac. With coving to ceiling, ceiling light point, power points and a radiator.

En Suite



Having a white suite comprising a low flush WC with concealed cistern, vanity hand basin with chrome waterfall style tap over and high gloss storage cupboards beneath. There is a tiled shower cubicle with bi-fold door, home to a mains fed Mira shower. The walls are part tiled with a contrasting Amtico style floor along with ceiling light point, extractor fan, shaver point and a radiator.

Woodlea Avenue, Reinwood Huddersfield, Yorkshire

Details



Bedroom Two



Set to the rear of the property with two uPVC double glazed windows overlooking the garden along with spotlights to ceiling, power points and a radiator.

Bedroom Three



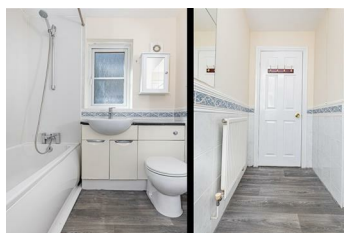
Enjoying a similar outlook to bedroom two via two uPVC double glazed windows overlooking the garden along with ceiling light point, power points and a radiator.

Bedroom Four



Currently used as a work from home office with shelving, cupboards, drawers and desk area. There are two uPVC double glazed windows overlooking the front elevation, ceiling light point, power points and a radiator.

House Bathroom



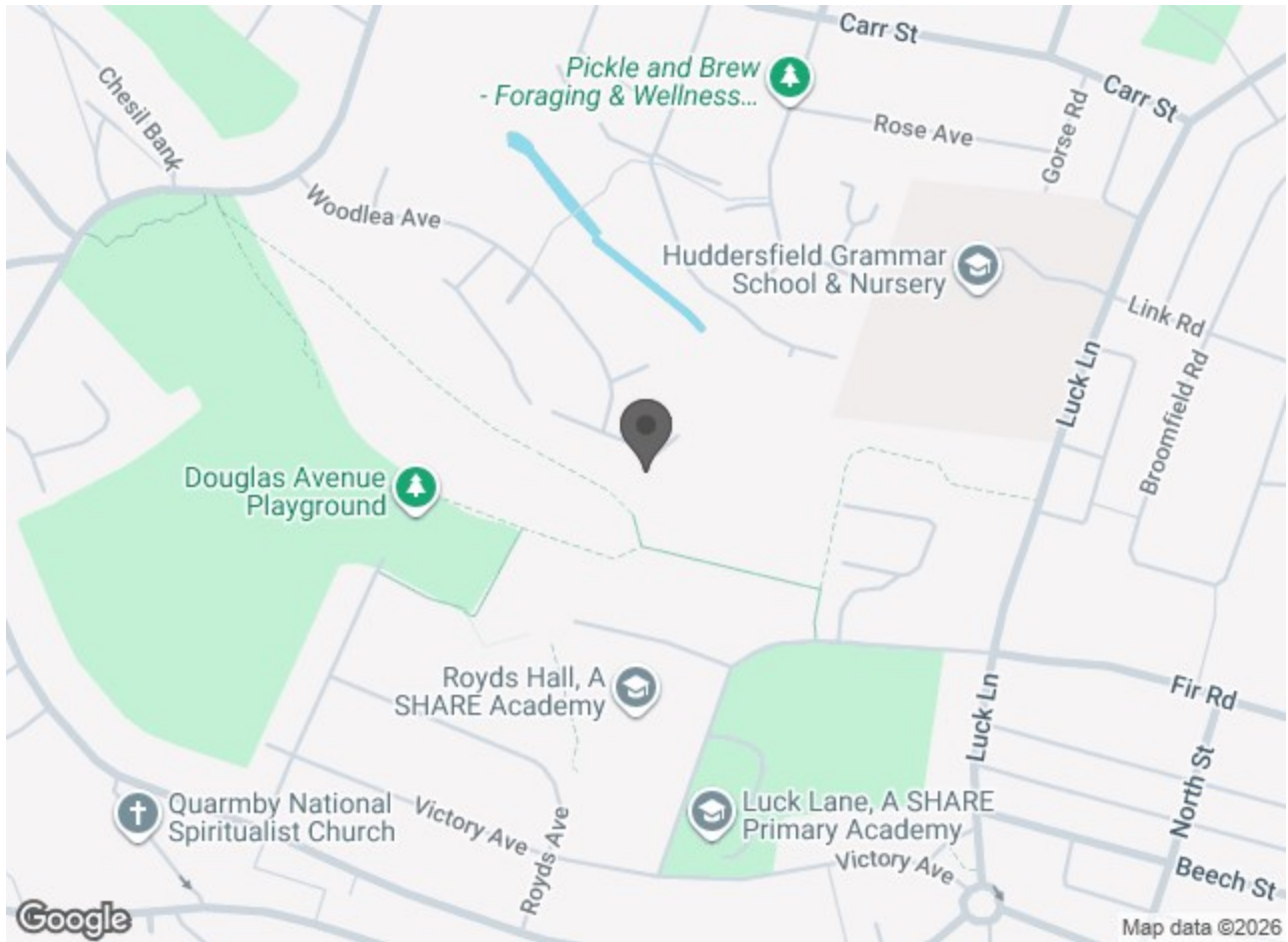
Having a white suite comprising a low flush WC with concealed cistern, vanity hand basin with chrome mixer tap over and high gloss storage cupboards beneath and a panelled bath with mixer tap rising to shower head. The walls are part tiled with a contrasting tiled effect floor along with ceiling light point, extractor fan and a radiator.

External Details

To the front of the property there is a small, lawned garden and a double tarmac driveway provides parking and access to an integral, single car garage with up-and-over door, power and light. A pathway leads along each side of the property from front to rear where there is a fenced and walled, lawned garden and patio area backing onto woodland with a southerly aspect and it also benefits from solar panels on the roof.

Woodlea Avenue, Reinwood Huddersfield, Yorkshire

Directions



Woodlea Avenue, Reinwood Huddersfield, Yorkshire

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.