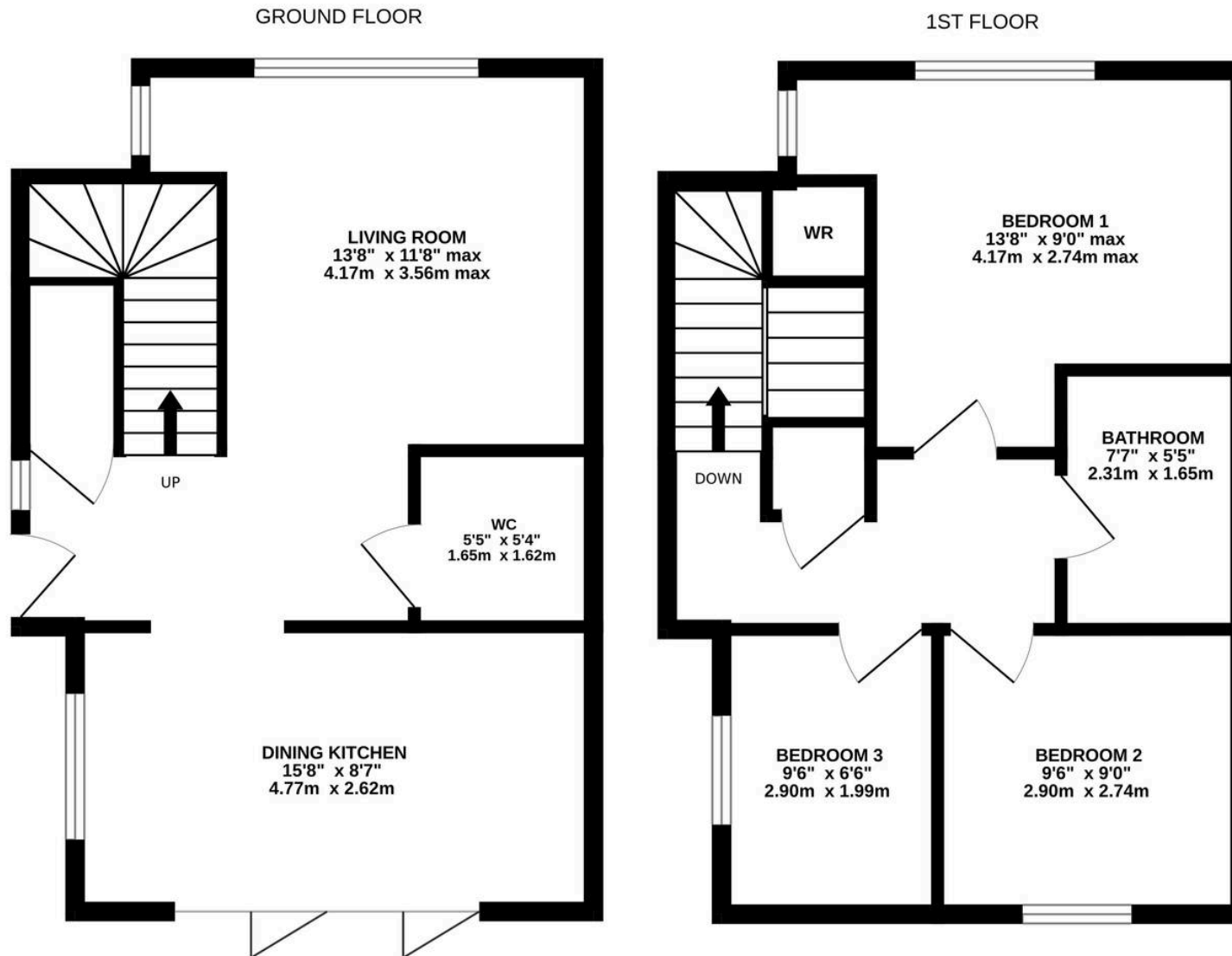




**76 Turnstone Way, Huddersfield**  
Huddersfield

Offers in Region of **£250,000**





TURNSTONE WAY

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## 76 Turnstone Way

Huddersfield

The property is ideal for a young family and has accommodation which is served by a gas central heating system, pvcu double glazing and briefly comprises to the ground floor entrance hall, downstairs WC, living room, dining kitchen with bi fold doors and a range of stylish modern units complimented by integrated appliances. To the first floor there are three bedrooms and a bathroom. Externally there is off road parking for two cars, EV charging point and gardens."Charming semi-detached house, ideal for a young family, in established residential area. Built 2022, modern features, 3 beds, off-road parking, gardens."

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B





## Ground Floor

### Entrance Hall

With a composite door, frosted pvcu double glazed window, ceiling light point, cloaks cupboard, central heating radiator and oak effect laminate flooring which continues throughout the ground floor living space. And to one side a return staircase rises to the first floor. From the hallway access can be gained to the following rooms..-

### Downstairs WC

5' 5" x 5' 4" (1.65m x 1.63m)

With inset led down lighters, extractor fan, tiled floor, there is a floor to ceiling tiled wall and fitted with suite comprising wall hung Vitra hand wash basin with chrome monobloc tap and low flush WC.

### Living Room

13' 8" x 11' 8" (4.17m x 3.56m)

A comfortable reception room which has pvcu double glazed windows to two elevations providing plenty of natural light, there is a ceiling light point and central heating radiator.

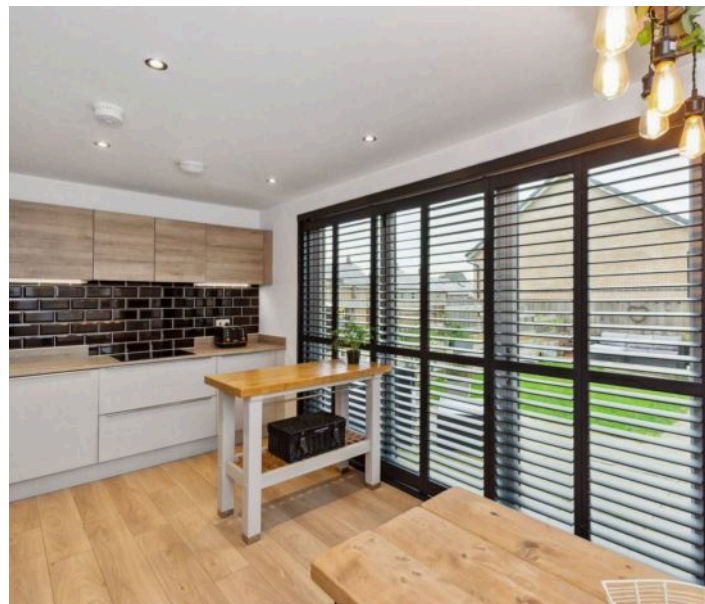
### Dining Kitchen

15' 8" x 8' 7" (4.78m x 2.62m)

This has a pvcu double glazed window to the side elevation and pvcu three section bi fold doors with fitted Louvered shutters, these open out onto the garden and enjoy some pleasant far reaching views, there are inset led down lighters over the kitchen section, ceiling light point over the dining area, central heating radiator and fitted with a range of stylish modern base and wall cupboards, pan drawers, contrasting overlying worktops with tiled splash backs, inset 1 1/2 bowl single drainer sink with chrome mixer tap, four ring halogen hob with extractor hood over, electric fan assisted oven, microwave, integrated dishwasher and plumbing for automatic washing machine.

### First Floor Landing

With a pvcu double glazed window, two ceiling light points, loft access, storage cupboard which has wall





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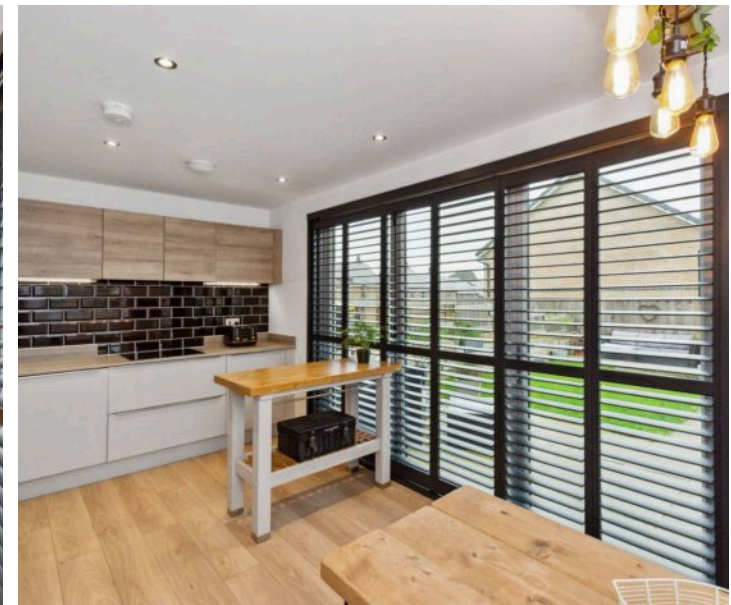
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### First Floor Landing

With a pvcu double glazed window, two ceiling light points, loft access, storage cupboard which has wall mounted ideal gas fired central heating boiler. From the landing can be gained to the following rooms -







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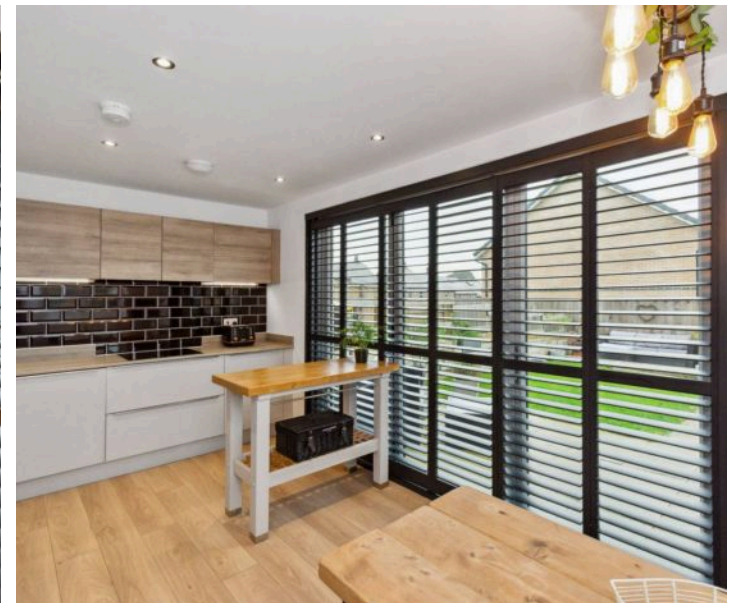
## GARDEN

The garden can be accessed from the driveway or from Turnstone Way or from the bi fold doors in the dining kitchen. There are two lawned areas divided by a flagged pathway together with flagged patio and graveled area. The main entrance to the property has a canopy with flagged pathway, to each side of this there is a small lawned area with planted shrubs and an EV charging point. There is a further area of lawned garden which runs across the front of the living room.

## ALLOCATED PARKING

2 Parking Spaces

At the foot of the garden there are two parking spaces in tandem.









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## Simon Blyth Estate Agents

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