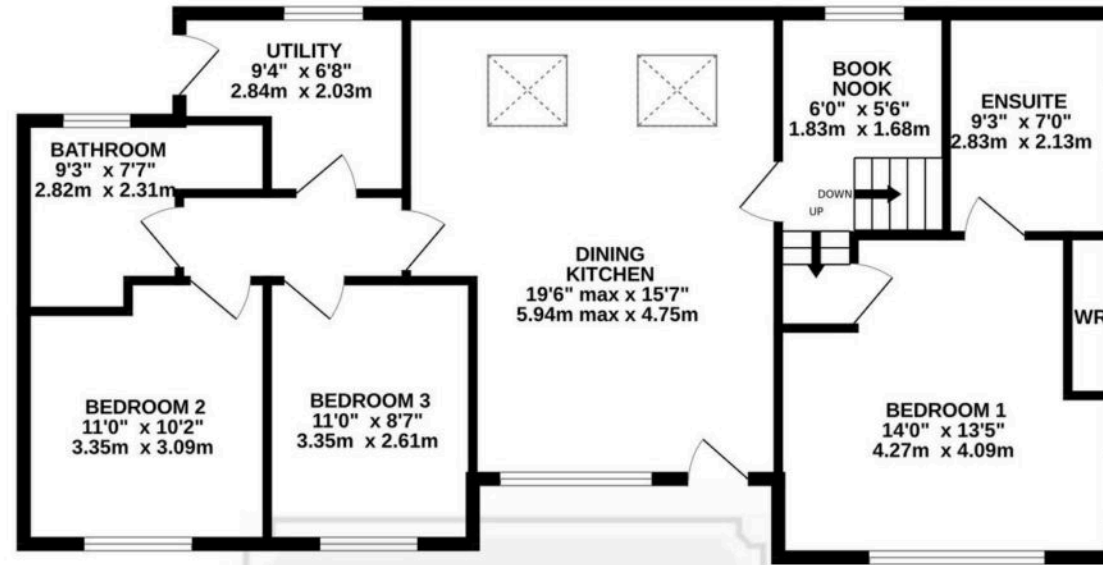




34 West Street, Huddersfield
Huddersfield

Offers in Region of **£475,000**

UPPER LEVEL



LOWER LEVEL



WEST STREET

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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34 West Street

Huddersfield

A brand new individually designed Detached split level Bungalow, constructed in re claimed Yorkshire stone and set back from West Street enjoying a pleasant aspect.

The property occupies a convenient location ideal for either families or downsizers with a variety of amenities within walking distance including shops, restaurants, bars, Huddersfield Royal Infirmary, Lindley J&I school and just a short drive from junction 24 of the M62.

There is an air source heat pump with underfloor heating, pvcu double glazing, ABC six year warranty with option to extend, floor coverings and briefly comprising open entrance, fitted dining kitchen with appliances, living room, utility room, 'book nook' with fitted bookcase, office with store room off, fitted dual aspect master bedroom with feature window, en-suite bath and shower room, two further bedrooms and family bath and shower room.

Externally an electric gated entrance opens onto a gravelled parking area for a number of cars together with gardens and garden store with power and light.

Council Tax band: TBD





Upper Level

Covered Entrance

With LED lighting leading to

Dining Kitchen

19' 6" x 15' 7" (5.94m x 4.75m)

As the dimensions indicate this is a particularly spacious room with plenty of natural light from pvcu double glazed window the front elevation and two velux double glazed windows to the rear, there is a composite panelled and frosted double glazed door, inset LED down lighters, light fitting directly above the island unit, oak effect flooring, range of matte grey shaker style base and wall cupboards, drawers, glazed display cupboards, these are complimented by contrasting overlying worktops with matching splash backs with inset 1 1/2 bowl sink with brushed antique brass mixer tap, there is a pantry cupboard with shelving and double power point, pan drawers, housing for fridge freezer. The island unit has ceiling light fitting above and matches the kitchen fittings with cupboards, pan drawers, spice and wine rack cupboard, power points and once again complimented by a contrasting overlying work top which extends to form a breakfast bar and includes induction boost hob with flexi zone.

--Kitchen continued

To one side a door gives access to an inner lobby which leads to a book nook, master bedroom and living room. To the opposite side of the kitchen a door leads to an inner hallway which gives access to two bedrooms, utility room and bathroom.



Book Nook

5' 6" x 6' 0" (1.68m x 1.83m)

This has a pvcu double glazed window, inset LED down lighters and fitted floor to ceiling book shelving, display shelving and cupboards. From the book nook a short flight of steps with a glass panelled staircase leads down to the living.

Living Room

17' 5" x 14' 0" (5.31m x 4.27m)

A comfortable and well proportioned reception room which has pvcu double glazed windows to two elevations together with pvcu double glazed French doors, there are inset LED down lighters, ceiling light point and as the main focal point of the room there is a Dimplex remote control flame effect fire. To the rear of the living room a door gives access to an office.

Office

9' 0" x 5' 3" (2.74m x 1.60m)

With a pvcu double glazed window and ceiling light point. To the rear of the office a door gives access to the boiler room.

Boiler Room

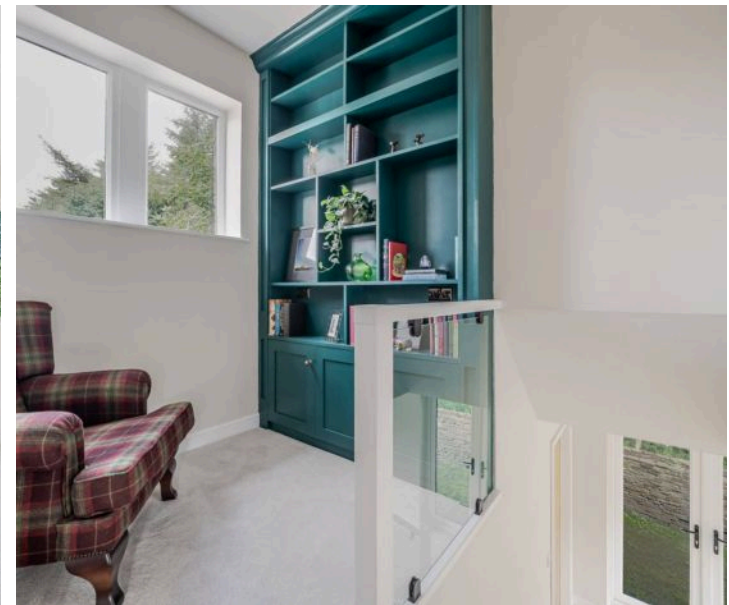
7' 0" x 4' 6" (2.13m x 1.37m)

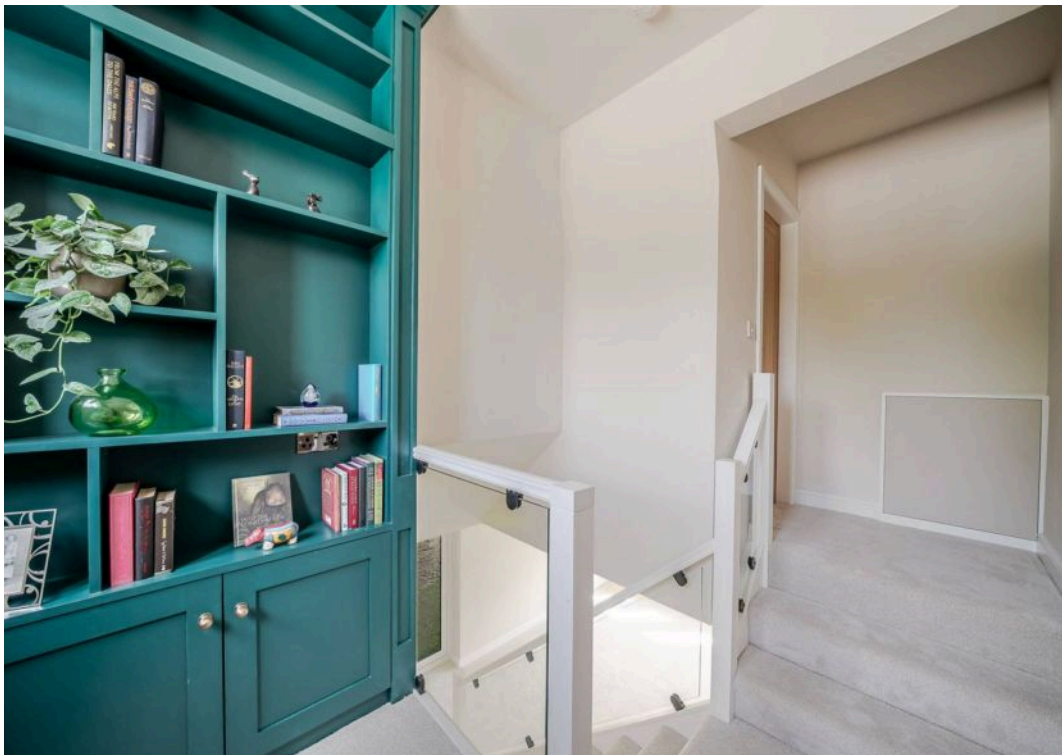
This has hot water storage cylinder and manifold for the under floor heating and from here a doorway gives access to a useful store room.

Store Room

20' 0" x 6' 7" (6.10m x 2.01m)

With light, power and with access to the remaining sub floor.







Bedroom One

14' 0" x 13' 5" (4.27m x 4.09m)

This is situated adjacent to the book nook and approached via three steps to an open lobby which has an inset LED down lighter and from here a door opens into the bedroom. The well proportioned double room which has feature six light mullioned window which looks out over the garden with a further pvcu double glazed window to the side elevation. There is a pitched roof with oak roof truss and exposed oak beams, two ceiling lights, LED down lighters and fitted furniture including wardrobes, cupboards and dressing table with drawers beneath. From the bedroom a door gives access to an en suite bathroom.

En Suite Bathroom

9' 3" x 7' 0" (2.82m x 2.13m)

This has frosted pvcu double glazed window, grey plank effect laminate flooring, inset LED down lighters, extractor fan and fitted with a suite comprising timber panelled bath, low flush WC with concealed system, vanity unit incorporating wash basin with monobloc tap and with circular heated mirror with LED lighting, large walk in shower with glass panel together with easy clean floor to ceiling panelled walls and shower fitting incorporating fixed shower rose and separate hand spray.



Lower Hallway

With inset LED down lighters, light cube and loft access. From here access can be gained to the following..-

Utility Room

9' 4" x 6' 8" (2.84m x 2.03m)

With pvcu double glazed window, composite and frosted double glazed door, oak effect flooring, inset LED down lighters, extractor fan and fitted with base and wall cupboards matching those of the kitchen with overlying worktops, inset 1 1/2 bowl sink with brushed stainless steel mixer tap and under counter space for appliances.

Bedroom Two

11' 0" x 10' 2" (3.35m x 3.10m)

A double room which has pvcu double glazed window and inset LED down lighters.

Bedroom Three

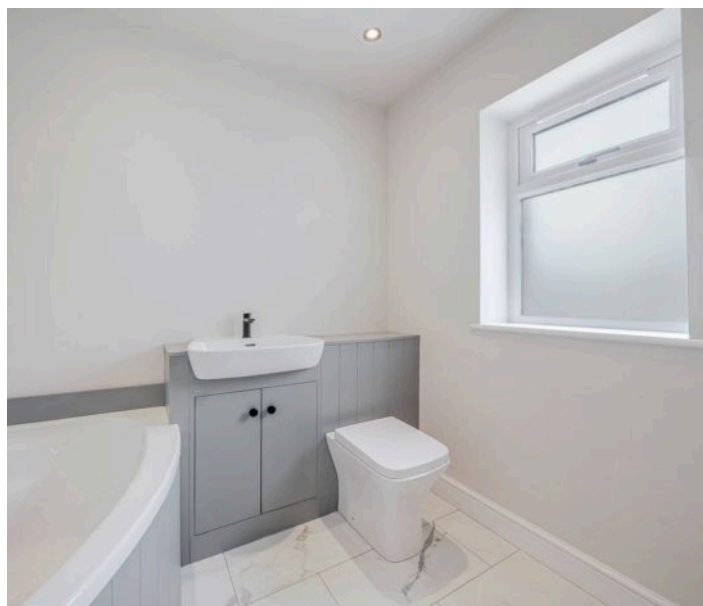
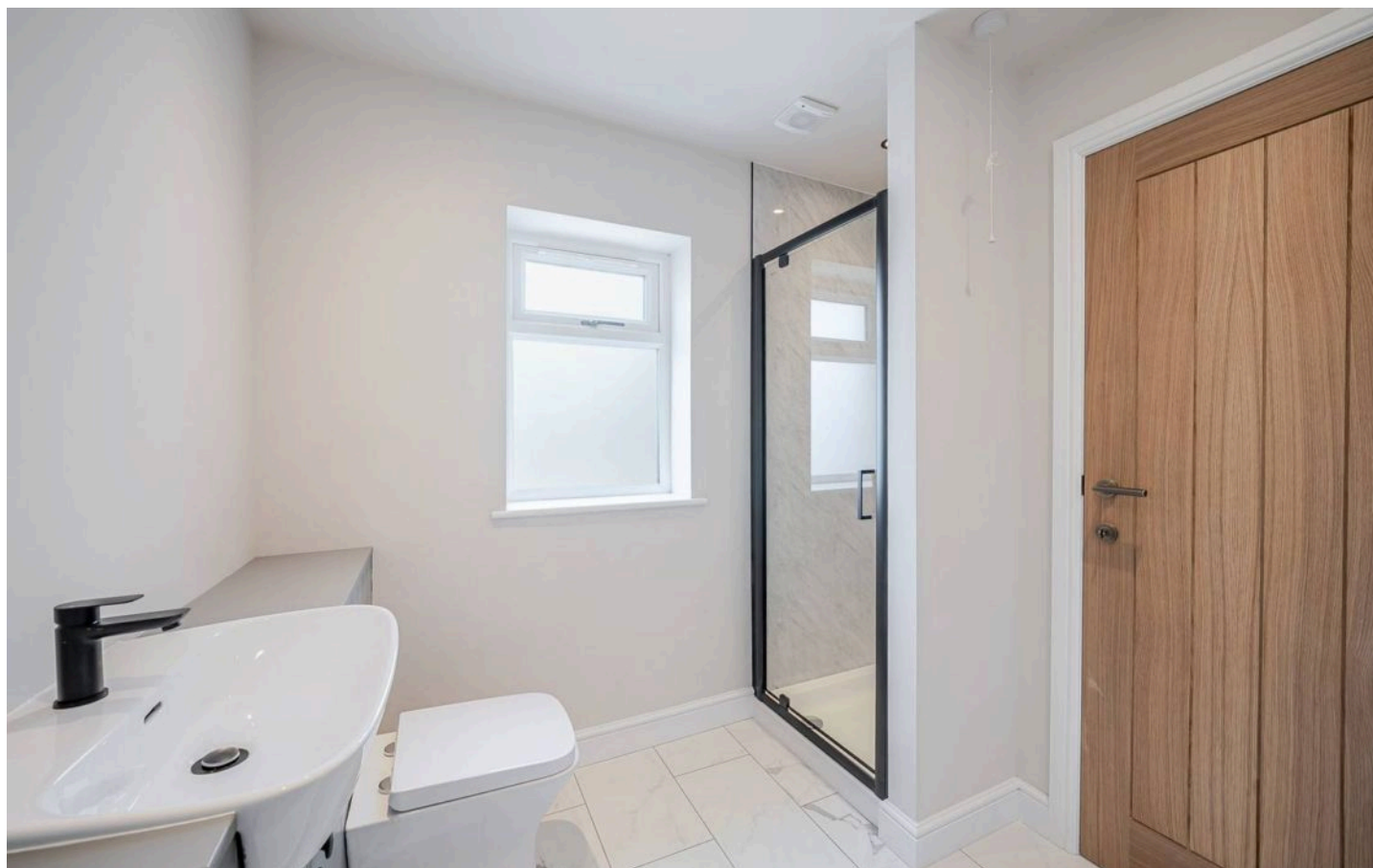
11' 0" x 8' 7" (3.35m x 2.62m)

A double room situated adjacent to bedroom two with a pvcu double glazed window and inset LED down lighters.

Family Bathroom

9' 3" x 7' 7" (2.82m x 2.31m)

With a frosted pvcu double glazed window, inset LED down lighters, extractor fan, tiled effect flooring and fitted with a four piece suite comprising corner panelled bath, vanity unit incorporating wash basin, low flush WC and shower cubicle with easy clean floor to ceiling panelled walls with fixed shower rose and separate hand spray.

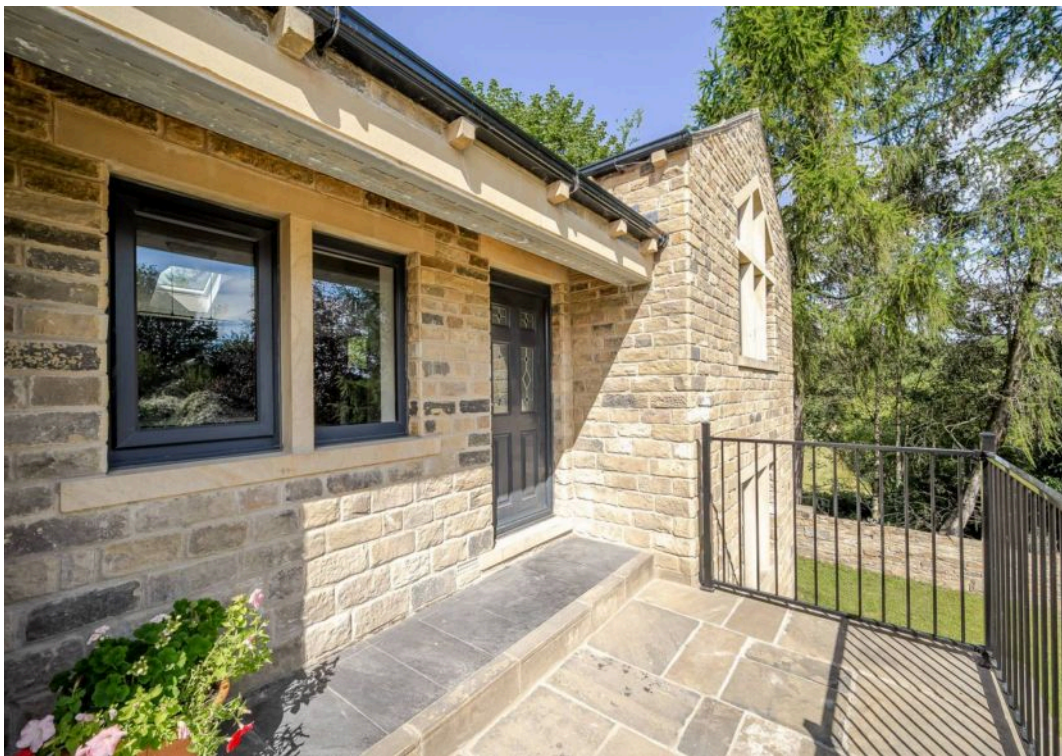


Garden

To the front of the property there is a wide stone flagged pathway with balustrade and this provides access to the main entrance. Between the pathway and gravelled drive there is a lawned area which continues across the rear of the gravelled drive and is boarded by stone walling and enjoys a pleasant wooded aspect, there is a useful garden store situated beneath the parking area which is 9'4" x 6'7" this has timber and glazed door with adjacent glazed windows, power and light. The lawned area continues down the side of the living room and this can also be accessed from the French doors in the living room and at the rear there is a small gravelled pathway leading to the Samsung air source heat pump. To the left hand side of the property there is gravelled pathway leading to the rear which once again is gravelled with hardwood timber sliding electric gate, timber fence panels and planted pots.

The property is initially approached down a flagged driveway which also provides access to neighbouring properties and at the foot of the flagged drive there is an electric gate which opens onto a gravelled parking area which provides off road parking for a number of cars.





VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

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