5 The Mall
Salendine Shopping Centre
144 Moor Hill Road
Huddersfield
HD3 3XA

martin–thornton.com
01484 508000

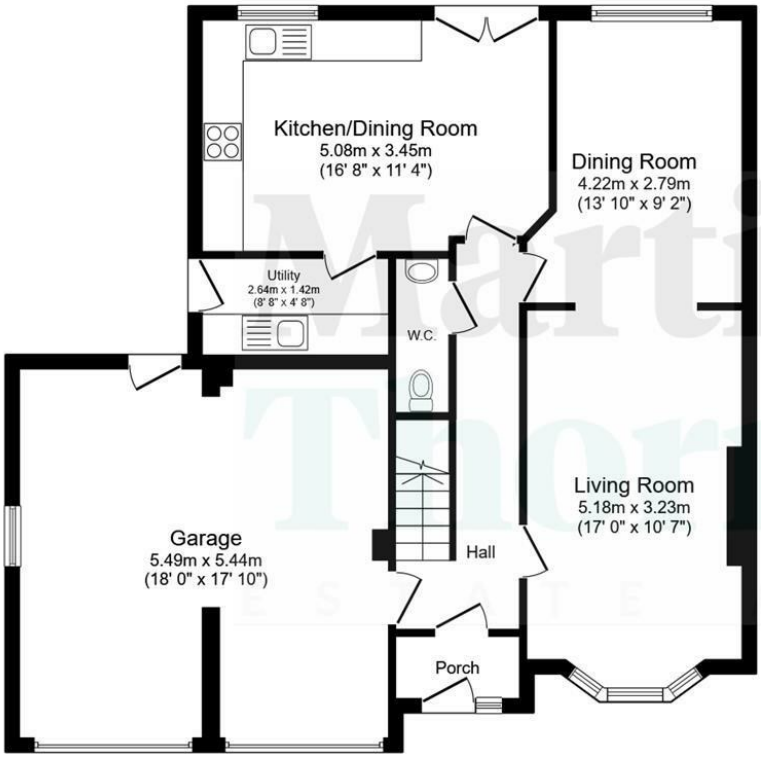
Springwood Hall Gardens, Springwood Huddersfield,

Offers in the region of £450,000

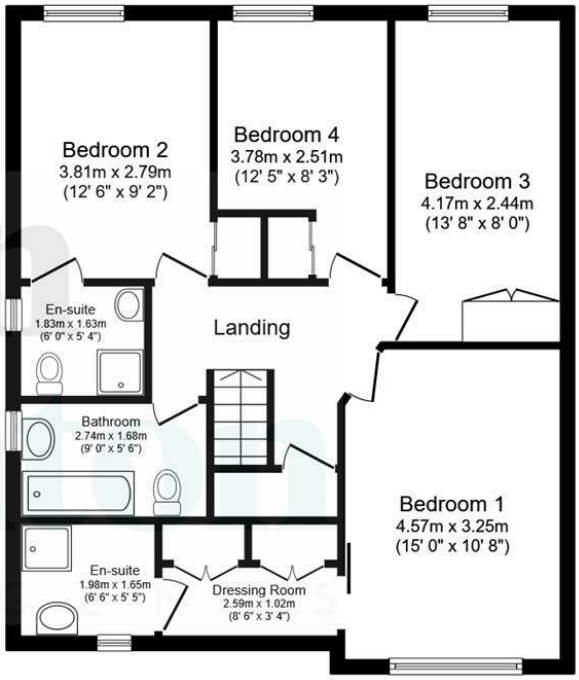
MARTIN THORNTON PLATINUM
This four-bedroom, detached family home is set back from Springwood Hall Gardens and is one of just four detached homes on a private cul-de-sac. It has large reception rooms, two en suites, extensive parking and a double garage. It is well placed for local amenities, the town centre, the train statin and schooling. The property is offered with the advantage of no onward chain. The spacious accommodation comprises an entrance lobby, hallway, guest WC, good-sized living room, spacious second reception room (be it as a dining room or second sitting room), dining kitchen with access to the rear patio and a utility. On the first floor, there are four double bedrooms, two with en suites, and a house bathroom. The property has a gas-fired central heating system, majority uPVC double-glazing and a security system. Externally, the property occupies a good-sized plot with parking for several vehicles and a double garage. There are lawned front and rear gardens.

Springwood Hall Gardens, Springwood Huddersfield,

Floorplan



Ground Floor



First Floor

Total floor area: 167.4 sq.m. (1,802 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

Martin Thornton
ESTATE AGENTS

martin–thornton.com
01484 508000

Springwood Hall Gardens, Springwood Huddersfield,

Details

Entrance Lobby

An external entrance door with decorative opaque glazed panels gives access to the entrance lobby. This area is perfect for storing shoes and coats, etc. It has a decorative tiled floor and a radiator. From here, a timber and multi-panelled glazed door leads into the hallway.

Hallway

The spacious entrance hallway has a spindle staircase rising to the first floor accommodation. There is coving to the ceiling, a radiator and a continuation of the floor tiling. A door leads to the double garage and a further door leads to the guest WC.

Guest WC

This room houses a two-piece suite comprising a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, floor tiling and an extractor fan.

Living Room
Off the hallway, a door leads into the living room, which is a good-sized principal reception room positioned at the front of the property. It has a uPVC bay window and a timber fire surround with a marble finish inlay and hearth, home to a coal effect fire. There is coving to the ceiling, wall light points and two radiators. A wide archway leads through to the dining room.

Dining Room
This room can also be accessed from the hallway. It is a multipurpose space, be it as a formal dining room or a second sitting room, etc. A broad uPVC double-glazed window overlooks the rear garden. There is plenty of space for a formal dining table, coving to the ceiling, a radiator and a wall light point. Buyers may decide to amalgamate this room with the adjoining dining kitchen to create a full-width open-plan area that backs onto the garden.

Dining Kitchen

Accessed from the hallway with a continuation of the floor tiling, this is a spacious, light and bright room positioned at the rear of the property. The kitchen area has units to high and low levels with under-unit lighting, worktops with tiled surrounds and a one-and-a-half bowl stainless steel sink with a mixer tap. Integrated appliances include a double oven and a four-ring gas hob. There is space for freestanding appliances such as a fridge freezer, and plumbing for an automatic washer or dishwasher. The dining area can easily accommodate a formal dining table. There is a radiator, a rear uPVC window and French doors leading into the garden.

Utility

This room has matching units to that of the dining kitchen and a one-and-a-half bowl stainless steel sink. There is space for freestanding appliances, plumbing for an automatic washer and space for a condensing dryer. A timber and glazed door gives access to the garden. There is a continuation of the tiled floor and a radiator.

First Floor Landing
From the entrance hallway, a staircase rises to the first floor landing, which has spindle balustrading and a useful storage cupboard with shelving, housing the cylinder for the hot water system.

Bedroom One
Positioned at the front of the property, this large double bedroom has built-in wardrobes, bedside cabinets, a dressing table with drawers and overhead storage cupboards. There is plenty of space for further freestanding or fitted furniture, a uPVC window and a radiator. Adjoining this bedroom is a dressing area incorporating quadruple wardrobes with hanging rails, shelving, a circular porthole style window and a radiator. A door leads through to the en suite.

En Suite Shower Room

This room houses a large shower cubicle with twin doors and a shower fitting, a wide wash hand basin with storage beneath and a low-level WC. There is tiling to the walls and floor, an opaque uPVC window, an extractor fan and an upright chrome ladder style radiator.

Bedroom Two

This large double bedroom is positioned at the rear of the property and has a uPVC window from which long distance views towards Holmfirth can be enjoyed. It has a double wardrobe with hanging rails and shelving, space for further furniture, a radiator and access to an en suite.

En Suite Shower Room

This room houses a shower cubicle with twin doors and a shower fitting, a rectangular wash hand basin with storage beneath and a low-level WC. There is tiling to the walls and floor, an opaque uPVC window, an extractor fan and an upright chrome ladder style radiator.

Bedroom Three

Positioned at the rear of the property, this double bedroom has built-in wardrobes incorporating hanging and shelving. There is plenty of space for further freestanding or fitted furniture, coving to the ceiling, a uPVC window and a radiator.

Bedroom Four
Positioned at the rear of the property, this double bedroom has a uPVC window with pleasant views. It has a built-in wardrobe with hanging rail and shelving, and a radiator.

House Bathroom
The bathroom has a three-piece suite comprising a bath, a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, floor tiling, an extractor fan, coving to the ceiling and a radiator. An opaque uPVC window provides natural light from the side elevation.

Springwood Hall Gardens, Springwood Huddersfield,

Details

External Details

At the front of the property, a block paved driveway widens to provide parking for several vehicles and gives access to the double garage. There are level lawned gardens and a paved pathway to the entrance door. On the left-hand side of the driveway, there is a lawn and a timber gate which gives access to the side and rear of the home. A paved pathway leads to a good-sized patio adjoining the French doors within the dining kitchen and, adjoining this, lawned gardens with rear and side perimeter fencing.

Double Garage

The garage has up-and-over doors, a side uPVC window and a rear timber and glazed door. The garage also houses the Vaillant boiler for the central heating. There is also a personal door from the hallway.

Tenure

The vendor informs us the property is Freehold.

Springwood Hall Gardens, Springwood
Huddersfield,

Directions

Martin Thornton
ESTATE AGENTS

martin–thornton.com
01484 508000