Wm Sykes & SON EST. 1866

Offers in the region of

£415,000



14 St Mary's Avenue, Netherthong

This modern four-bedroom detached family home is located on a small development within the much-admired village of Netherthong, conveniently positioned in the catchment area for highly regarded schools, making it an ideal choice for families. The property was completed in 2019 and boasts the modern appointments expected of a modern family home. The property comprises: entrance hall, lounge, dining kitchen, utility room, ground floor WC, main bedroom with en-suite shower room, three further bedrooms and house bathroom. Externally, there is an enclosed garden, driveway parking for two cars, and an integrated single garage. The property has UPVC double glazing, security alarm system and gas central heating. Located in a small cul de sac of just six houses, the property must be viewed to fully appreciate the size and standard on offer.

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38 Huddersfield Road,
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Slaithwaite
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Accommodation

GROUND FLOOR



Entrance Hallway

Access is gained via a double-glazed door with obscure glazed windows to either side. The entrance hall has a central heating radiator, timber style effect flooring that runs through the hall and the lounge. Stairs rise to the first-floor landing and there is useful under stairs storage.



WC 5' 4" x 3' 5"

Comprising a two-piece suite in white including a low-level flush WC and corner hand wash basin. The room has an extractor fan and a central heating radiator.





Lounge 15' 11" x 10' 10" max including bay

The lounge benefits from a double-glazed bay window and two central heating radiators.



Utility 5 '4" x 5' 1"

Comprising high and low level units, plumbing for an automatic washing machine, stainless steel sink unit with mixed tap over, central heating radiator and double-glazed external access door.









Dining Kitchen **26'2" x 8' 11" max**

The kitchen area comprises units to the high and low level with an integral electric oven and microwave, gas hob with extractor fan over, integrated dishwasher and fridge freezer and a one and half bowl stainless steel sink unit with mixer tap over. The kitchen area has inset spotlights to the ceiling, and the worktop continues to offer a breakfast bar facility. A double-glazed window offers a rear garden aspect. The dining area part of this room offers ample space for a good size dining table, enjoys a high degree of natural light courtesy of the French doors with glazed units to the left on the right, and the room in main has two central heating radiators.



Dining Kitchen

FIRST FLOOR



Landing
The landing has a built-in cupboard which houses the property's hot water tank and provides additional useful storage, and there is a central heating radiator.





Bedroom 1 **12' 7" x 11' 2"**
The double bedroom is located to the front of the property and enjoys views over the property's front garden and far-reaching views beyond, courtesy of the double-glazed windows and there is a central heating radiator. Whilst the wardrobes and bedside cabinets are freestanding, these may be available by separate negotiation.



En-suite **6' 3" x 5' 10" overall max**
Comprising a three-piece suite including low-level flush WC, vanity basin and shower cubicle. The room in the main is tiled to ceiling height, has an extractor fan, inset spotlights to the ceiling, central heating radiator and obscure double-glazed window.





Bedroom 2
15' 9" x 9' 2" max including door recess
Located to the front of the property, offering an outlook similar to that of bedroom one, this double bedroom has a double-glazed window and central heating radiator.





Bedroom 3 **13' 6" x 9' 5" max**

To the rear of the property, this double bedroom has a double-glazed window and central heating radiator.



Bedroom 4



Bedroom 4 **9' 8" x 9' 4"**

Again, another double bedroom located to the rear, with a built-in storage cupboard, double-glazed window and central heating radiator.





House Bathroom **8' 7" x 8' 6" max**

Comprising a four-piece suite in white including a low-level flush WC, pedestal hand washbasin, bath with shower attachment and separate shower cubicle. The room is tiled in the main to ceiling height, has inset spotlights to the ceiling, towel rail style central heating radiator, extractor fan and obscure double-glazed window.

Garage 17' x 9' 2" max

This single integral garage has an up and over door, power, lighting and is home to the property's gas fired central heating boiler.







OUTSIDE

The rear garden in the main is laid to lawn with some established planting and with walled and fence boundaries. There is a paved area immediately to the front of the French doors and a good-sized decked area to the side offering outside entertaining and family space.

To the front of the property, there is a double width block set driveway offering parking for two vehicles, and immediately to the side there is a lawned garden with some established planting. There is an EV charging point to the front of the garage and side gate to the left where a path runs and joins to the rear garden.

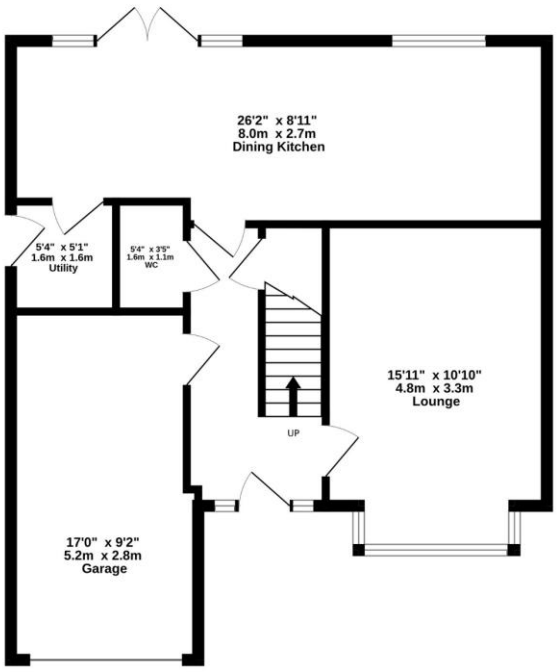
Additional Information
The property is Freehold; Energy rating 84 (Band B); Council tax band E.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

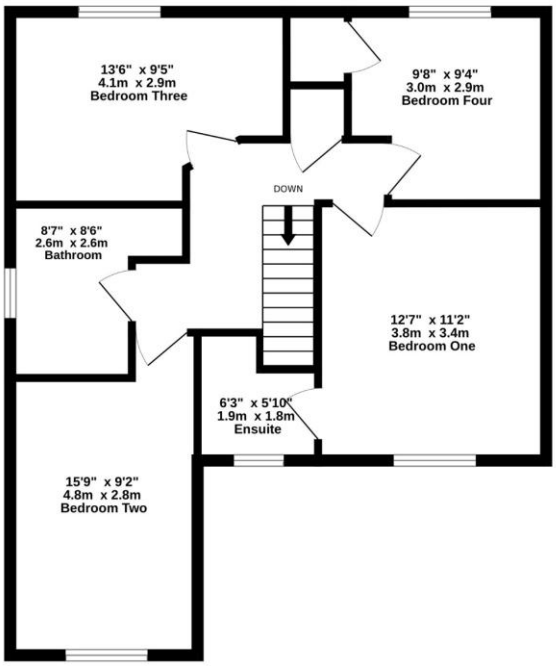
Viewing
By appointment with Wm. Sykes & Son.

Directions
Travelling out of Holmfirth along Huddersfield Road, after approximately 1 mile turn left onto Calf Hill Road. Take the first left onto Dean Brook Road and continue up the hill where the road joins Miry Lane, continue right along Miry Lane, and first right into St Mary's Road where the road forks round to the right. Take the first left up St Mary's Crescent, and first right along St Mary's Avenue where the property can be found on the right at the entrance to a small cul de sac of six houses.

GROUND FLOOR
680 sq.ft. (63.1 sq.m.) approx.



FIRST FLOOR
660 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1340 sq.ft. (124.5 sq.m.) approx.

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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