



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Sunnyhill Avenue
Kirkheaton, Huddersfield



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Offers In Region Of £475,000

SET DOWN A PEACEFUL CUL-DE-SAC WITH NO PASSING TRAFFIC IS THIS FABULOUS 4 BEDROOM DETACHED FAMILY RESIDENCE WITH PLEASANT RURAL VIEWS, A STUDY AND STUNNING REAR GARDEN. LOCATED CLOSE TO THE HIGHLY REGARDED LOCAL SCHOOL WITH APPEALING COUNTRY WALKS ON THE DOOR STEP, ENTICING LOCAL GASTRO PUBS AND ONLY 2 MILES FROM MIRFIELD TRAIN STATION WITH DIRECT RAIL LINKS TO LEEDS AND LONDON.

The property benefits from generous parking provision, double garage and a private, delightful rear lawned garden which has a substantial Lugarde garden room which is perfect to entertain and relax in, this is in addition to a separate gazebo covered alfresco dining terrace.

Maintained to a very high standard with newly fitted boiler and a modern fitted kitchen having a range of Bosch integrated appliances including dishwasher, cooker and gas hob and an integrated microwave in addition to a matching well equipped utility room. There is an elegant sitting room with bay window and impressive fireplace, formal dining room, downstairs study and a large sun room with pleasing garden views in addition to cloak room and separate W.C. To the first floor there are four double bedrooms, the master having fitted robes and a luxury contemporary ensuite shower room and a stylish house bathroom with mains shower over the bath.



WHAT3WORDS

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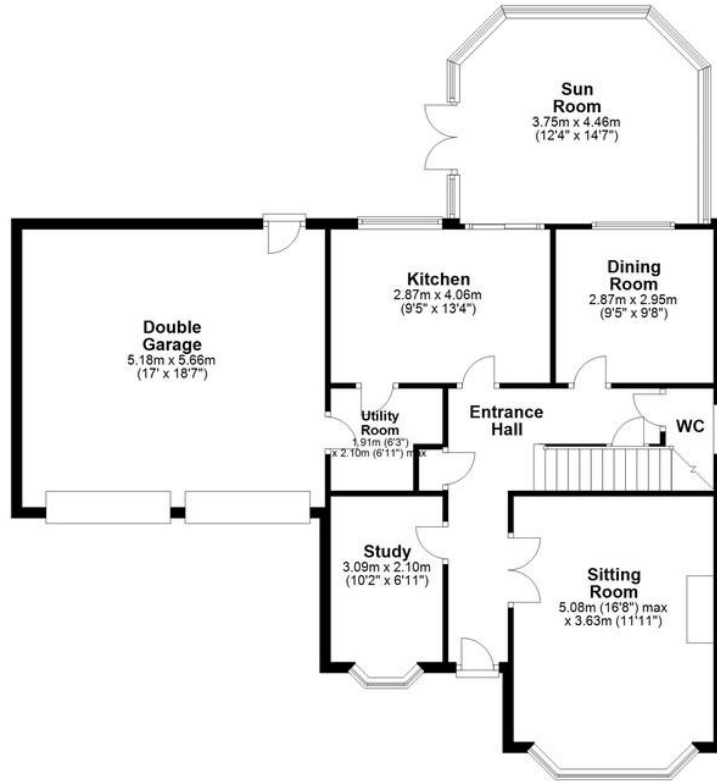
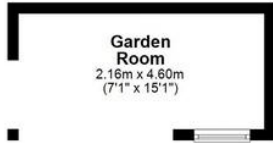
AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



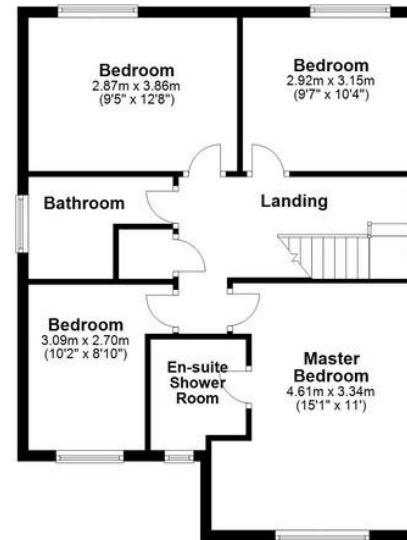
Ground Floor

Approx. 120.2 sq. metres (1293.8 sq. feet)



First Floor

Approx. 63.4 sq. metres (682.4 sq. feet)

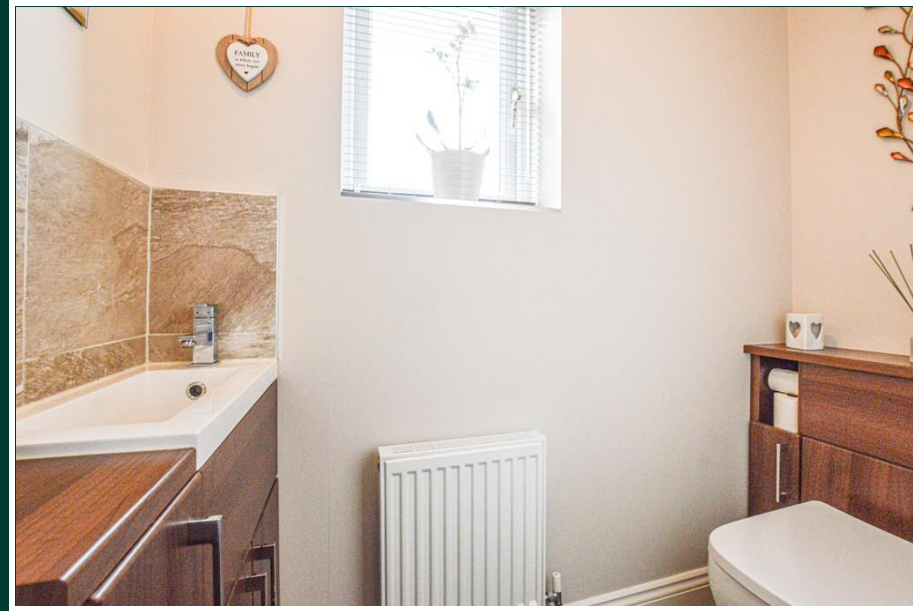


Total area: approx. 183.6 sq. metres (1976.2 sq. feet)



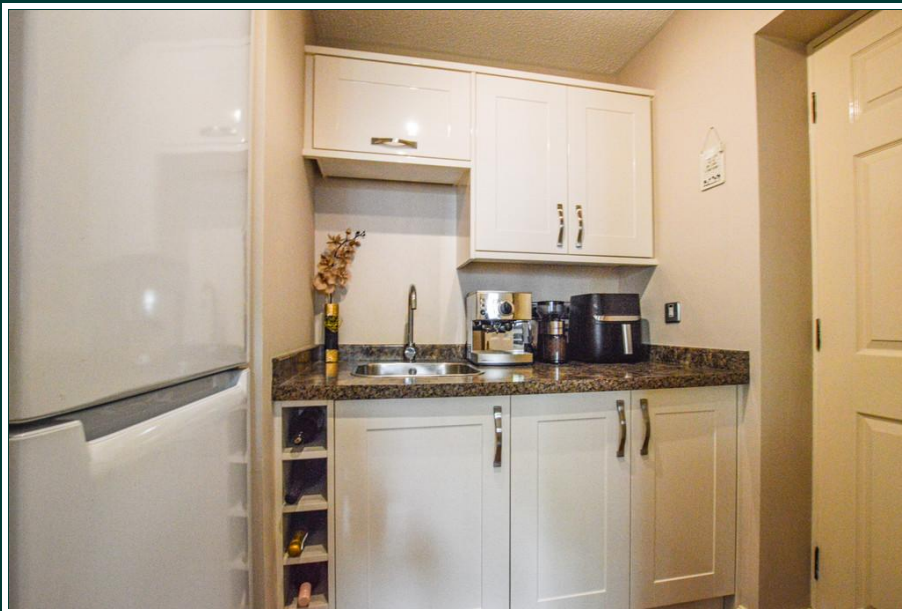
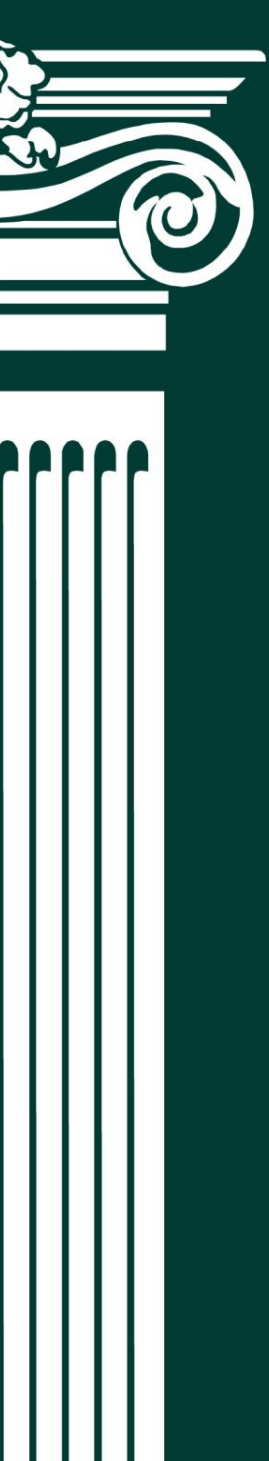


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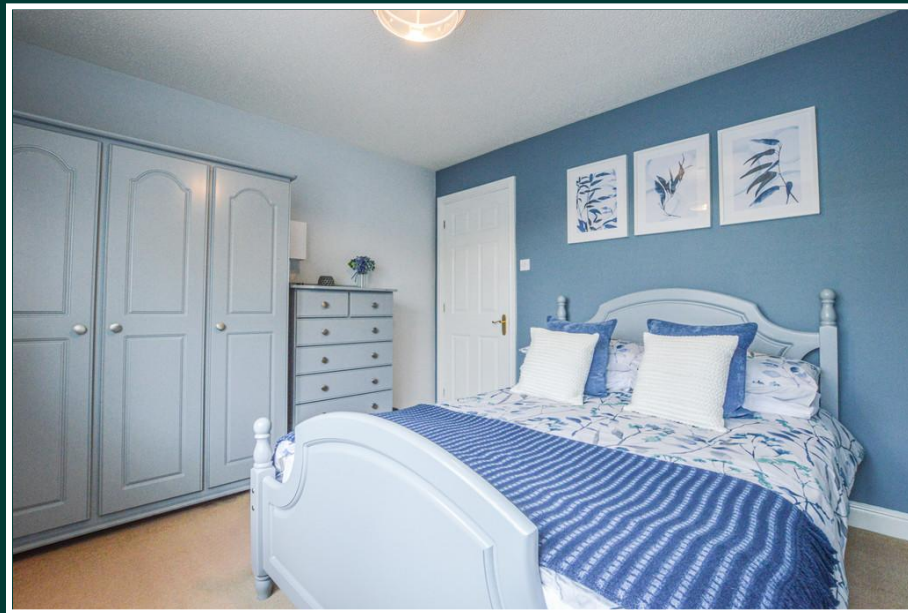


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