



21 St Mary's Avenue, Netherthong

A deceptively spacious four double bedroom detached family home with the unique advantage of a good-sized garden room to the rear with log burner and glazing embracing the rear garden and landscape beyond. The garden room increases the family and entertaining space considerably and sets the property aside from the neighbouring homes. Located in the much-admired village of Netherthong, with its local amenities, village life and highly regarded school catchment area. The accommodation briefly comprises: entrance hall, WC, lounge, dining kitchen, utility, garden room, first floor landing, four bedrooms, en-suite, house bathroom and single integral garage. Early viewing is essential to appreciate the accommodation on offer.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation

GROUND FLOOR

Entrance Hall

Entrance is gained via the double-glazed door with glazed units to either side. In the hallway, the staircase rises to the first-floor landing. There is a central heating radiator and useful under stairs storage cupboard. Doors lead off.



Lounge

This good-sized room boasts a bay window to the front, giving a front garden and St Mary's Avenue aspect. The room has a central heating radiator.

20' 2" x 10' 10" max into bay

WC

Comprising of a low-level flush WC and corner hand wash basin. Here there is an extractor fan and central heating radiator.



Dining Kitchen

26' 9" x 9' 7" max

An impressive overall space with the garden room open to the dining kitchen. The kitchen comprises of units to the high and low level with granite worktops, inset one and a half bowl stainless steel sink unit with mixer tap over. Here there is an integral electric oven, microwave, gas hob with extractor hood over and an integral dishwasher. There are inset spotlights to the ceiling, two central heating radiators and double-glazed window by the kitchen sink allows views over the property's rear garden and beyond. Access gained from the dining area to the property's utility.

Utility 5' 3" x 4' 11"
Here there are units to the high and low level with an inset stainless steel sink unit and plumbing for an automatic washer. Here there is a central heating radiator and an external access door.



Garden Room 14' 6" x 12' 2"
A great space not just adding to the family space but embracing the garden and open pastures beyond with established and newer planting. With a high degree of natural light courtesy of twin aspect glazed windows, sliding glazed doors and a further glazed door to the patio area, the garden room has a central closed atrium/light well and there are inset spotlights to the ceiling, and the room is home to a multi fuel burner set upon a raised hearth.

FIRST FLOOR



Landing

The landing has doors leading off and there is a large storage cupboard which is home to the property's hot water tank.



Bedroom 1

15' 3" x 10' 10"

This generous sized double bedroom has inbuilt wardrobes, central heating radiator and a double-glazed window allowing views over the property's front garden and beyond towards Netherthong village.



En-Suite

7' x 6' overall max

Comprising of a three-piece suite including vanity hand wash basin with storage beneath, low level flush WC and separate shower cubicle with rain head and hand shower attachment. There are inset spotlights to the ceiling, extractor fan and obscure double-glazed window. The room in the main is tiled to ceiling height and the floor is also tiled.



Bedroom 2

13' 7" x 9' 1" max

Also located to the front of the property, the bedroom has built-in wardrobes, central heating radiator, double-glazed window offering views similar to bedroom one.



Bedroom 3 12' 6" x 9' 1"

Located to the rear of the property, the room has a central heating radiator and double-glazed window which allows views over the property's rear garden and open ground beyond. This bedroom is home to the property's loft access point.



House Bathroom 8' 5" x 6' 6"

Comprising of a four-piece suite in white including a pedestal hand wash basin, low-level flush WC, bath with mixer tap and handheld shower attachment. There is a separate shower cubicle with a rain head and separate shower hand attachment. The room has a towel rail style radiator and inset spotlights to the ceiling, extractor fan, and the room in the main is tiled to ceiling height, including a tiled floor.



Bedroom 4 10' 5" x 10' 4" max

Again, located to the rear of the property, this double bedroom has a central heating radiator and double-glazed window offering view similar to that of bedroom three.

Garage 17' 7" x 8' 10"

The garage has a single up and over door. The room is home to the property's gas fired central heating boiler and there is power and lighting.

OUTSIDE



Front Garden

To the front of the property there is a double width block set driveway allowing off-road parking for two cars, the garden is lawned with inset beds with established planting.

From here access can be gained to the side of the property, courtesy of the path through the gateway leading to the property's rear garden.



Rear Garden

The rear garden boasts two decked areas enjoying the rear garden and the open pasture/field beyond. There is a path joining the two decked areas and a paved area to the rear of the property: access from the property's garden room. The garden is ideal for outdoor family space and entertaining. There is outside lighting and power.

Additional Information

The property is Freehold; Energy rating 85 (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.

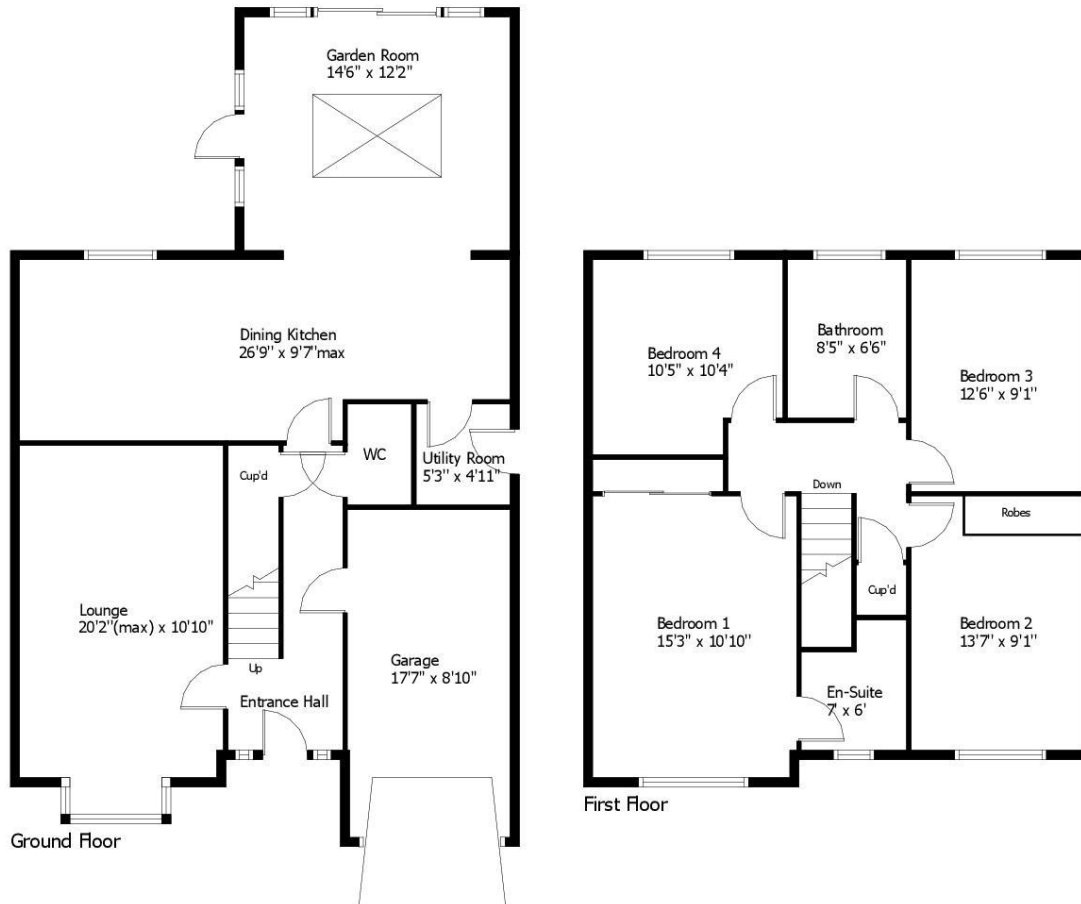
Viewing

By appointment with Wm Sykes & Son.

Directions

From Netherthong village centre and the Clothiers Arms on your right turn down Giles Street which becomes Miry Lane. Turn right onto St Mary's Road and second left up St Mary's Crescent. St Mary's Avenue is on the right and no. 21 is ahead on the left.

21 St Mary's Avenue, Netherthong



This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
No responsibility can be accepted in respect of this information by "Plan-it Design".

© Floor Plan by "Plan-it Design".
Unauthorised reproduction prohibited.
plantdesign2017@gmail.com

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.