



Applegate  
Properties



- Contemporary Detached
- Recent construction (2022)
- High specification throughout
- Spacious family home

**Turnshaw Avenue, Kirkburton, Huddersfield, HD8 0TJ**

**£575,000**

A stunning, individually designed and recently completed (2022) four bedroom detached with contemporary and bespoke fittings to highest of standards, landscaped gardens and views close to popular village amenities.



## PROPERTY DESCRIPTION

Constructed and designed to an extremely high specification with contemporary living and luxury in mind is this individually designed detached family home. Combining striking architecture with a spacious, well planned and flexible two storey interior, this highly desirable home may well suit the needs of a variety of buyers including the most demanding of families. Completed to the highest level throughout including luxurious fittings and lifestyle features including under floor heating and alarm system, the property is located close to the extremely popular shops, restaurants, and amenities of Kirkburton as well as regarded schooling.

In brief the extremely spacious accommodation (over 2000 Square Feet) comprises: spacious Entrance Hall with cloaks storage, under stairs store, W.C with contemporary suite and turned staircase to first floor, ground floor Study/Bedroom Four, Sitting Room with double doors leading to impressive open plan Living/Dining/Kitchen, the kitchen area having a central island with breakfast bar, NEF appliances and integrated wine fridge, bi-folding doors leading out to garden and further extensive living/dining area with further bi-fold doors. An additional generous Utility with side door to garden and access to external 'dog shower' completes the ground floor. To the First Floor a galleried landing with feature lighting gives access to three double bedrooms, the Principal being of a particularly generous size with feature full height picture window affording far reaching views, walk-in wardrobe with railing, shelving and automatic lighting and En suite Bathroom featuring a contemporary double ended bath, walk-in shower with wood effect tiling, illuminated mirror and Velux rooflight and further House Bathroom again including a luxurious contemporary four piece suite with walk-in shower, feature inset vanity shelving and stylish tiled surround.



Externally, the property is approached by a wide driveway providing generous multi-vehicle parking with landscaped borders. Access to either side leads to the good sized rear garden including large level lawn, porcelain and wood effect tiled patio areas accessed directly from the living kitchen and providing a stunning entertaining space, raised borders with feature brickwork and further raised area with unused access point from Paddock Road (potential buyers advised to confirm title and access rights prior to exchange).

EPC: B  
Tenure: Freehold  
Council Tax Band: F

**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contract until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.



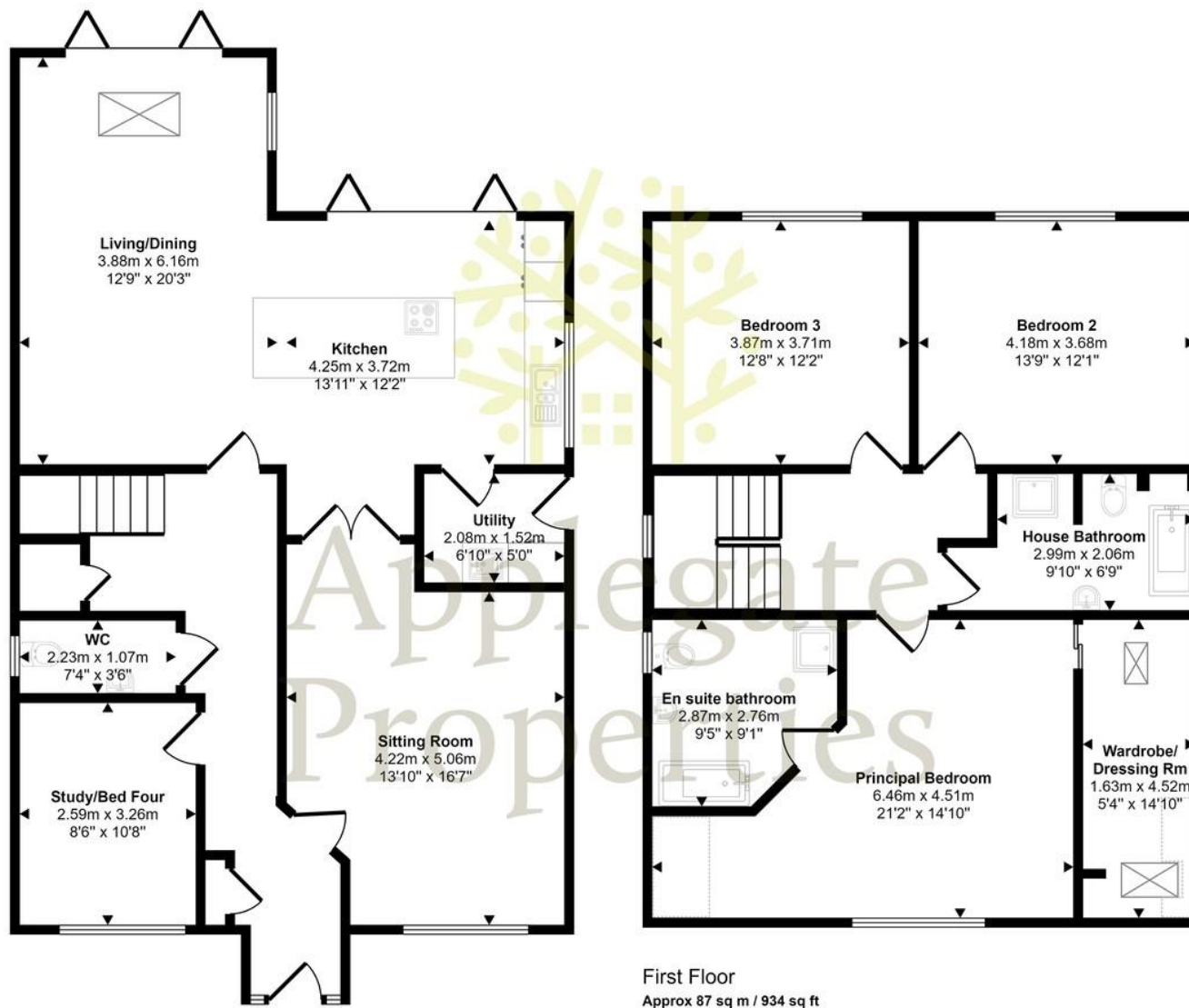


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Approx Gross Internal Area  
184 sq m / 1985 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

#### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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#### Measurements

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#### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 1.00pm

Sunday - CLOSED