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2 Derwin Avenue

Stocksmoor, Huddersfield, HD4 6YA

A stunning and surprisingly spacious five bedroom detached family home in this very sought after rural village just a short walk from the train station, local pub and picturesque countryside. The property has recently undergone a full programme of modernisation and extension to create a family home around a large open plan living/dining kitchen with double doors to the lounge. Briefly comprises entrance hallway, family room, cloaks/WC, living/dining kitchen, lounge and ground floor double bedroom with ensuite. To the first floor are four further bedrooms, master with ensuite and dressing room and family bathroom. Double garage, landscaped gardens and plenty of off road parking.

O.I.R.O £580,000

2 Derwin Avenue

Stocksmoor, Huddersfield, HD4 6YA



- FIVE BEDROOM DETACHED FAMILY HOME
- CONTEMPORARY THROUGHOUT WITH TWO ENSUITES
- VERY SOUGHT AFTER RURAL POSITION
- LARGE LIVING/DINING KITCHEN AND TWO RECEPTION ROOMS
- SHORT WALK TO THE TRAIN STATION AND VILLAGE PUB
- DOUBLE GARAGE, OFF ROAD PARKING AND GARDENS

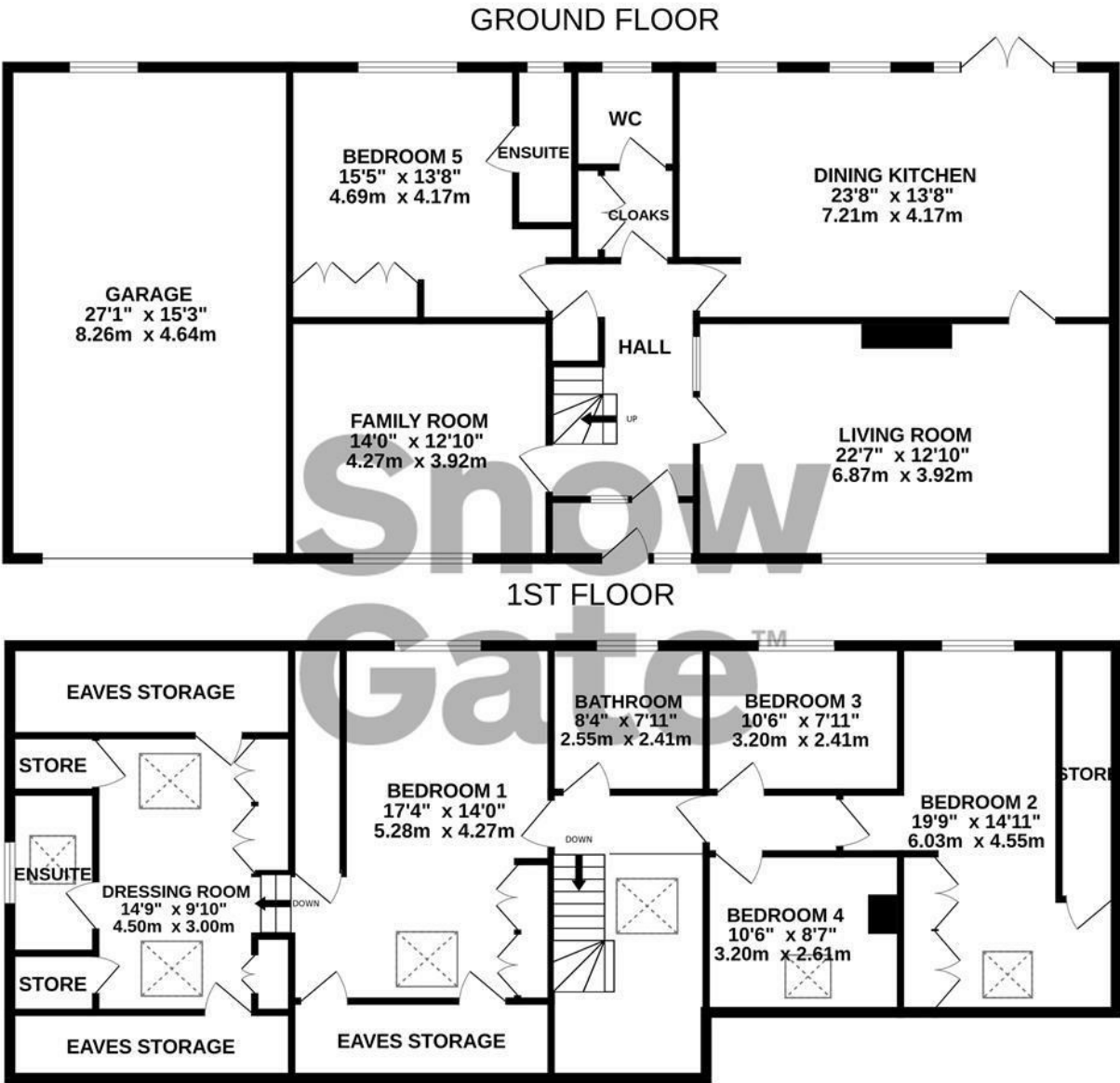
Entrance 6'8" x 3'1" (2.03m x 0.94m)	Ensuite 8'6" x 2'11" (2.59m x 0.89m)	Bedroom 3 10'6" x 7'11" (3.20m x 2.41m)
Hallway 13'4" x 8'3" (4.06m x 2.51m)	First Floor Landing	Bedroom 4 10'6" x 8'7" (3.20m x 2.62m)
Cloakroom/WC	Master Bedroom 17'5" x 11'2" (5.31m x 3.40m)	Garage and Driveway 26'6" x 15'1" (8.08m x 4.60m)
Playroom 14'0" x 12'11" (4.27m x 3.94m)	Dressing Area 15'1" x 8'1" (4.60m x 2.46m)	Gardens
Lounge 22'5" x 12'11" (6.83m x 3.94m)	Ensuite 9'4" x 4'7" (2.84m x 1.40m)	
Dining Kitchen 22'8" x 13'9" (6.91m x 4.19m)	Family Bathroom 7'11" x 7'8" (2.41m x 2.34m)	
Ground Floor Bedroom 5 15'5" x 13'7" (4.70m x 4.14m)	Bedroom 2 17'5" x 8'9" (5.31m x 2.67m)	



Directions
In the heart of Stocksmoor village, Derwin Avenue is accessed off Station Road close to the entrance to the train station.



Floor Plan

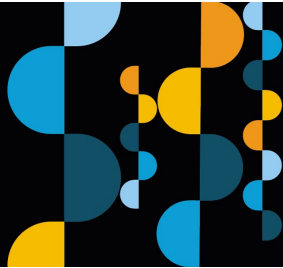
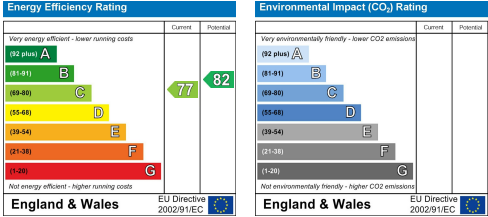


TOTAL FLOOR AREA : 2876 sq.ft. (267.2 sq.m.) approx.

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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