

MARSH & MARSH PROPERTIES

567 New Hey Road, Mount, Huddersfield, HD3 3XN

£350,000



****ATTENTION ALL YOUNG AND GROWING FAMILIES**** A substantial FOUR DOUBLE BEDROOM semi-detached property full of character and enjoying stunning far-reaching views. Situated in the desirable Mount area, the property benefits from nearby country walks, highly regarded schools, and local amenities, along with quick and easy access to the M62 motorway. In brief, the ground floor comprises a modern and stylish kitchen with access to a basement, a spacious lounge with access to a further basement, and a dining room/second reception. To the first floor is a generous landing, three double bedrooms and a luxurious four-piece house bathroom. Steps rise to the second floor landing leading to a fourth double bedroom and a separate office. Externally, the property offers a large tarmac driveway to the front providing parking for multiple vehicles and a rear garden with both lawn and stone-flagged patio areas. An internal inspection is strongly recommended.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

LIVING ROOM 4.2 x 4.5m (13'9 x 14'9)



A spacious lounge featuring wood-effect laminate flooring, a large log-burning stove set on a tiled base with wooden mantel, exposed wooden ceiling beams, radiator, and a large, double-glazed window. A door provides access to the basement.

BASEMENT 2.0 x 3.5m (6'6 x 11'3)

A useful basement providing storage space with power and light.

DINING ROOM / SECOND RECEPTION ROOM 4.4 x 4.6m (14'7 x 15'1)

A generous second reception room with a built-in media wall incorporating an electric fire, radiator and a large, double-glazed window enjoying far-

reaching hillside views. A stable door provides access to the garden.



KITCHEN 4.7 x 4.5m (15'5 x 14'9)



A fitted kitchen with solid wood worktops and a large Belfast sink with drainer. Appliances include an integrated dishwasher as well as a built-in oven

and grill. An exposed stone chimney breast with wooden mantel houses the hob with storage and extractor above. There is space for an American-style fridge freezer and a central island unit with storage and solid oak worktops. The room features wood-effect laminate flooring, a radiator, exposed wooden ceiling beams, an open staircase, access to a second basement, a storage cupboard, two double-glazed windows and two external doors.



BASEMENT 1.9 x 3.5m (6'1 x 11'3)



A further convenient basement with power and light, providing a useful storage as well as space and plumbing for a washing machine.

LANDING



A large first-floor landing with storage cabinets, exposed ceiling beams, a radiator, an open staircase leading to the second floor, and a double-glazed window.

BEDROOM ONE 4.4 x 4.6m (14'7 x 15'1)



A large double bedroom with solid wooden flooring, feature fireplace, exposed ceiling beams, radiator, and a large, double-glazed window with far-reaching hillside views.

BEDROOM TWO 2.7 x 4.5m (8'10 x 14'9)

A double bedroom including a feature fireplace, radiator, fitted wardrobes, exposed ceiling beams and a large, double-glazed window.



BEDROOM THREE 2.8 x 4.5m (9'2 x 14'9)



A double bedroom with exposed ceiling beams, fitted wardrobes, a radiator, and a large, double-

glazed window.

BATHROOM



A modern four-piece bathroom suite comprising a spa bath, walk-in shower cubicle with rainfall and handheld power shower, low-flush toilet and floating vanity sink unit. Finished with a tiled floor, partially tiled walls, tall modern radiator, chrome towel radiator, ceiling spotlights, and a large, double-glazed window.

LANDING

Second-floor landing with exposed ceiling beams and storage cupboard.

BEDROOM FOUR 2.9 x 5.9m (9'6 x 19'4)



A double bedroom with exposed wooden ceiling beams, storage in the eaves, a large, fitted wardrobe and a double-glazed window enjoying far-reaching hillside views.

OFFICE 4.8 x 2.8m (15'8 x 9'2)





A useful office or study space with ample eaves storage and exposed wooden ceiling beams.

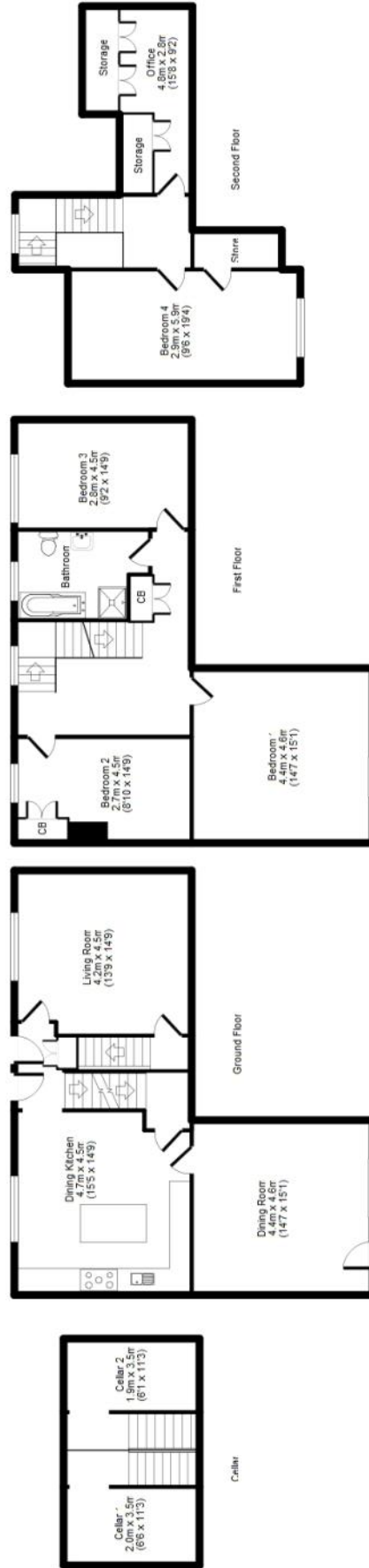
EXTERNAL



To the front of the property is a large tarmac driveway providing parking for multiple vehicles, with stone steps leading down to the front door. To the rear is a garden featuring lawn and stone-flagged patio areas.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 197 sq. m / 2123 sq. ft.

Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. All measurements are given in meters and feet. The floor plan is provided as a guide only and does not constitute a contract. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part of any contract or warranty. (c) Marsh & Marsh Properties

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