



Snow Gate™

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8 Moor Top Avenue

Thurstonland, Huddersfield, HD4 6YB

An excellent opportunity to purchase this three bedroom semi detached family home in the heart of Thurstonland with front and rear gardens, off road parking and garage with significant potential for improvement/extension to ground and/or first floor (subject to local planning permission).

The property is just a short walk away from the primary school, local pub, cricket club and beautiful countryside. With far reaching views to Emley Moor, the accommodation briefly comprises hallway, through lounge/dining room and conservatory, kitchen, three first floor bedrooms and a family bathroom.

NO VENDOR CHAIN.

O.I.R.O £325,000

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- THREE BEDROOM SEMI DETACHED FAMILY HOME WITH POTENTIAL
- SOUGHT AFTER VILLAGE LOCATION WITH COUNTRYSIDE VIEWS
- SHORT WALK FROM THE PRIMARY SCHOOL, POPULAR PUB AND CRICKET CLUB
- SPACIOUS OPEN PLAN LOUNGE AND DINING ROOM
- FRONT AND REAR GARDENS, OFF ROAD PARKING AND GARAGE
- SCOPE FOR IMPROVEMENT/EXTENSION - NO VENDOR CHAIN

Entrance

Lounge
13'8" x 12'5" (4.17m x 3.78m)

Dining Room
9'11" x 8'8" (3.02m x 2.64m)

Conservatory
8'11" x 7'5" (2.72m x 2.26m)

Kitchen
9'6" x 9'3" (2.90m x 2.82m)

First Floor Landing

Front Bedroom
13'0" x 10'2" (3.96m x 3.10m)

Rear Bedroom
11'9" x 8'6" (3.58m x 2.59m)

Bedroom 3
9'11" x 7'11" max (3.02m x 2.41m max)

Bathroom
6'4 x 5'5 (1.93m x 1.65m)

Garage and Parking
18'6" x 8'2" (5.64m x 2.49m)

Front and Rear Gardens



Directions



Floor Plan



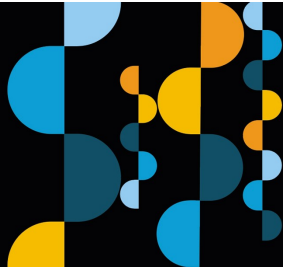
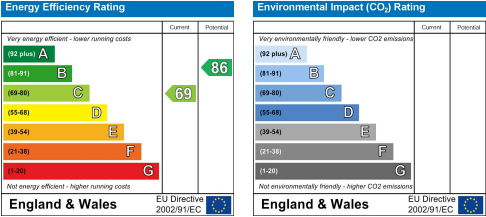
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Total Area: 102.6 m² ... 1105 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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