



Mountjoy Road, Edgerton, Huddersfield HD1 5QG

welcome to

Mountjoy Road, Edgerton Huddersfield

LOCATION, LOCATION, LOCATION **Guide Price £375,000 - £400,000** This STUNNING detached home is brought to market in immaculate condition boasting character features and high ceilings. An absolute must see home!



Property Details

Ground Floor

Entrance

Front door leading to hallway having wood flooring and warmed by a central heating radiator. There is an understairs storage cupboard and stairs to first floor. Double glazed window to the front and side.

Lounge

14' plus recess x 13' 11" (4.27m plus recess x 4.24m)
Spacious reception room with carpeted flooring and warmed by a as fire with marble effect back and hearth plus feature fire surround. There is also a central heating radiator. Having dado rail, feature ceiling rose with centre light and a good sized double glazed bow window to the front plus window to the side.

Diner

13' 11" x 13' 5" (4.24m x 4.09m)
Spacious reception room having carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear and side.

Kitchen

8' 5" x 20' 9" (2.57m x 6.32m)
Wow, superb spacious and modern kitchen having a range of fitted gloss base and wall units with marble effect work surfaces and splashbacks. Integrated double electric oven and gas hob with extractor over. Space for fridge freezer and washing machine. Sink unit with drainer and swan neck tap. Having vinyl flooring, radiator and double glazed windows to the side and rear plus door to the side.

First Floor

Landing
Good sized landing area with doors to bedrooms and bathroom. Having a linen closet, radiator and double glazed window to the side. Stairs lead to the second floor/loft room.

Bedroom One

12' 11" x 11' 10" (3.94m x 3.61m)
Spacious double bedroom having carpeted flooring and warmed by a central heating radiator. Having integrated wardrobe and overhead cupboards. Double glaze window overlooks the front.

Bedroom Two

12' 5" x 10' 4" (3.78m x 3.15m)
Second double bedroom having carpeted flooring and warmed by a central heating radiator. Double glaze window overlooks the rear.

Bedroom Three

11' 1" x 9' 8" (3.38m x 2.95m)
Good sized bedroom having wood flooring and warmed by a central heating radiator. Double glaze window overlooks the rear.

Bedroom Four

9' 1" x 4' 8" (2.77m x 1.42m)
Good sized room having wood flooring and warmed by a central heating radiator. Double glaze window overlooks the front.

Bathroom

Corner shower cubicle with concealed low flush WC and wash hand basin with mixer tap and storage cupboards and drawers. Warmed by a heated towel warmer/radiator. Having part tiled walls and tiled flooring, extractor, ceiling downlights and a double glazed window with frosted glass to the side.

Second Floor

Loft Room

22' 3" max x 17' 7" max (6.78m max x 5.36m max)
Superb spacious loft room having carpeted flooring and warmed by a central heating radiator. Having plenty of integrated storage cupboards and two velux windows providing plenty of natural light.

External

To the front there is a gated entrance with steps to the flagged patio area with space for shrubbery enclosed by wall. Path leads to the rear. To the rear is a good sized yard area with access to outside being enclosed by fencing.



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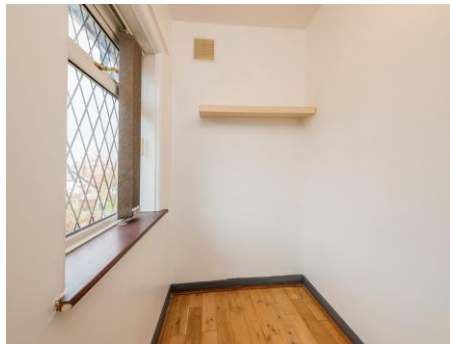
Mountjoy Road, Edgerton Huddersfield

- Situated In A Highly Sought After Location
- Stunning Property With Plenty Of Character and Well Presented
- Sold With Tenants In Situ
- Recently Renovated Kitchen With Further Spacious Living Throughout
- Off Street Parking and Double Garage

Tenure: Freehold EPC Rating: D

guide price

£375,000 - £400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF114571 - 0006

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