



Mount Avenue, Mount, Huddersfield HD3 3XS

welcome to

Mount Avenue, Mount Huddersfield

A rare opportunity to purchase a fabulous home in highly sought-after Mount, with two reception rooms, superb sized bedrooms, beautiful garden space and a garage, whilst being located on a peaceful no-through road. Offered with no onward chain and with scope for cosmetic modernisation.



Ground Floor Entrance Hall

Single glazed pane into garage

Lounge

11' 5" max x 17' into recess (3.48m max x 5.18m into recess)

Spacious reception room with carpeted flooring. Double glazed window to the front.

Dining Room

12' 6" x 8' 11" (3.81m x 2.72m)

Good sized dining area with laminate flooring and gas fire. Stained glass window to conservatory plus door to conservatory.

Kitchen

3' 11" x 12' 1" (1.19m x 3.68m)

Fitted with base and wall units with marble effect work surfaces. Integrated electric oven and hob with extractor over plus microwave. Space for fridge, freezer and washing machine. With laminate flooring and a double glazed window to the rear.

Conservatory

10' 9" x 6' 8" (3.28m x 2.03m)

Good sized with wooden floor, plus cast iron fire. Double glazed all round plus extractor.

First Floor Landing

With carpeted flooring and an integrated storage cupboard. Loft access to insulated loft space.

Bedroom One

11' 5" x 15' 10" (3.48m x 4.83m)

Superbly spacious double bedroom. On the right is a single walk in wardrobe with two doors and an up and over top door and shelf above. To the back of the bedroom is a connected closet/small room with door, with a window to the side which can double as a walk-in storage space, with clothes rail and shelf above

The room has carpeted flooring, two double glazed windows to the front plus double glazed window to the side.

Bedroom Two

8' 10" x 10' 5" (2.69m x 3.17m)

Good sized bedroom with carpeted flooring. Double glazed window to the rear.

Bathroom

Comprising Jacuzzi style bath with handheld shower, low flush WC and wash hand basin. Heated towel warmer/radiator, vinyl flooring, vanity unit and double glazed window to the rear.

Garage

Single garage with main alarm and two single glazed windows plus stained.

External

There is a driveway to the front of the property enclosed by hedging.

To the rear of the property is a privately enclosed landscaped garden with decked and patio seating areas. With shrubbery, brick built coal shed and access to garage.



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welcome to

Mount Avenue, Mount Huddersfield

- Situated In A Peaceful Location - Close To M62 Networks
- Scope For Modernisation Being Spacious Throughout
- No Through Road - Garage and Off Road Parking
- Separate Out Building
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

offers in the region of

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF115947 - 0003

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