



**Pontey Mount, Huddersfield HD5 8RE**

**welcome to**

**Pontey Mount, Huddersfield**

**\*\*Guide Price £200,000 to £210,000\*\*** Perfectly presented throughout and highly sought after. Located on quiet no through road with driveway parking to front 2 large double bedrooms, new white gloss kitchen and large rear garden with multiple patio and turf levels being south facing.



### **Entrance Hall**

Good sized entrance hall accessed by main door to the front of the home. Room for coat and shoe storage with door into kitchen and lounge.

### **Kitchen/Diner**

21' 1" x 7' 3" into units ( 6.43m x 2.21m into units )  
Kitchen with dining room extension to the rear. Having ample white gloss units with wood effect tops. Integrated dishwasher and under cabinet fridge and freezer alongside plumbing for washing machine. electric oven and gas hob as well as additional pantry storage cupboard. UPVC to side and rear house. Door to side of drive.

### **Lounge**

11' 2" x 20' 4" ( 3.40m x 6.20m )  
Spacious lounge with UPVC to both front and rear of the home allowing for plenty of natural light to flood the room. New grey carpets and central heating radiator.

### **Bed 1**

14' 3" x 8' 3" ( 4.34m x 2.51m )  
Great sized double master bedroom with full wall glass sliding fitted wardrobes plus fitted storage cupboard at other side of room. UPVC double glaze window to front.

### **Bed 2**

11' 3" x 9' 7" ( 3.43m x 2.92m )  
Great sized second double bedroom with new carpet. Fitted wardrobes and central heating radiator alongside UPVC double glaze window to rear.

### **Bathroom**

5' 5" x 6' 2" ( 1.65m x 1.88m )  
White and fully tiled walls with shower over bath. Sink with vanity unit and low flush w/c.

### **Front Garden**

Semi enclosed front garden with turf and planting beds with driveway to side extending up to the rear of the home.

### **Rear Garden**

Expansive in size and south facing with patio and turf sections. Ideal for enjoying the sun. Having shed storage, surrounding planting beds as well as 6 ft wooden fencing to both sides and rear. Can be enclosed from drive if wanted.



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## Pontey Mount, Huddersfield

- Situated In A Good Local Close To Motorways and Local Amenities
- Ideal For First Time Buyers and Families
- Modern Gloss Kitchen With Extension
- Larger Than Average Double Bedrooms With Fitted Wardrobes
- Expansive South Facing Rear Garden
- Driveway Parking

Tenure: Freehold EPC Rating: D

guide price

**£200,000 - £210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116804 - 0005

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