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## Roman Drive, Mount Huddersfield, Yorkshire

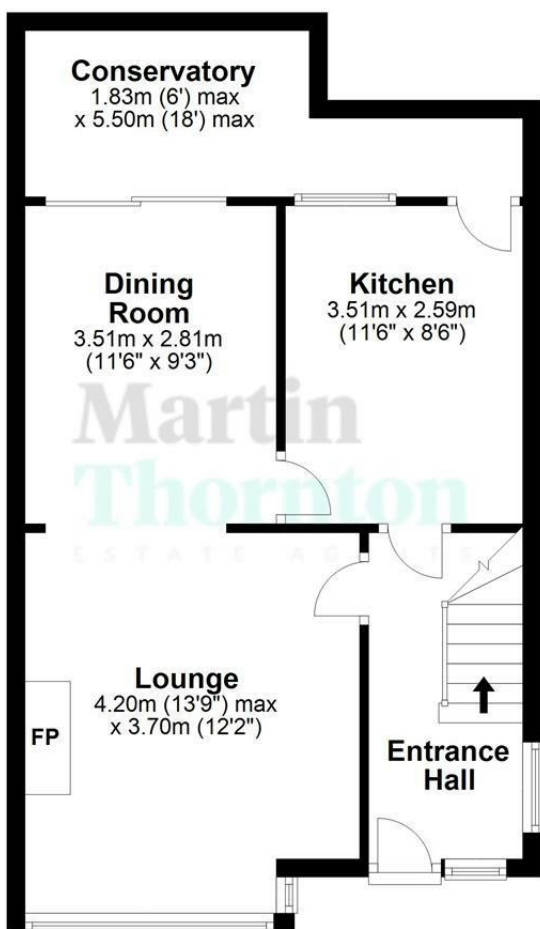
**Offers over £240,000**

This very well presented three bedroom semi-detached home has two separate reception rooms and a conservatory. The property is located in this ever popular area, ideal for local amenities, schooling and motorway access. Presented to a high standard throughout and offering a light and bright interior, this lovely home warrants an early inspection. The accommodation comprises an entrance hallway, a bay windowed living room, a separate dining room with patio doors to the rear conservatory, and a kitchen with integrated appliances. To the first floor are three bedrooms and a bathroom, which includes a separate shower cubicle, along with a separate WC. The property has a gas-fired central heating system and uPVC double glazing. Externally, there is ample parking on the driveway and a garage to the rear. There are lawned front and rear gardens. The property has the advantage of no onward chain.



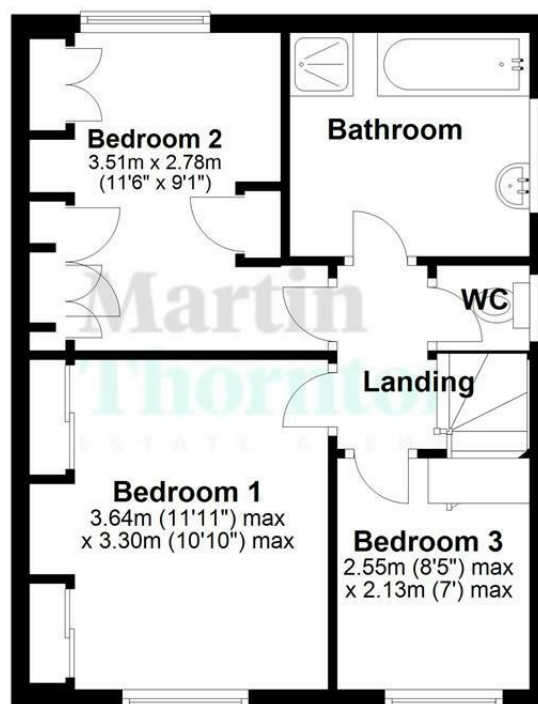
### Ground Floor

Approx. 49.6 sq. metres (534.3 sq. feet)



### First Floor

Approx. 39.6 sq. metres (426.5 sq. feet)



Total area: approx. 89.3 sq. metres (960.8 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.

Plan produced using PlanUp.

# Roman Drive, Mount Huddersfield, Yorkshire

## Details



### Entrance Hallway

An external uPVC door with two opaque glazed panels gives access to the entrance hallway. The hallway is light and bright, with a staircase rising to the first floor accommodation. There is a side opaque uPVC window that enjoys a southerly aspect and maximises the natural light. There is a wall light point, a radiator and an internal door leading to the living room.



### Living Room

This good sized reception room is positioned at the front of the property and has a walk-in bay incorporating uPVC windows overlooking the garden. There is a rustic style timber fire surround with a timber mantel, a raised stone flagged hearth and a living flame coal effect gas fire. There are various wall light points, a radiator and an archway leading to the dining room.



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### Dining Room

This second, good sized reception room is positioned at the rear of the property and can also be accessed from the kitchen. There are various wall light points. At the far end, sliding patio doors lead to the conservatory. The room can easily accommodate a good sized formal dining table, and there is also a radiator.



### Kitchen

The kitchen has wall cupboards and base units, working surfaces, part tiled surrounds, and a stainless steel sink with single drainer. There is a four-ring gas hob with a canopy style filter hood and a built-in oven beneath. There is space for appliances such as a freestanding fridge freezer and plumbing for an automatic washer. Within the kitchen is the Vokera boiler for the gas-fired central heating system. A composite rear door gives access to the conservatory.



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### Conservatory

This room spans the rear of the property and can be accessed from the sliding patio doors within the dining room. The conservatory overlooks the rear garden and is a pleasant space to relax, dine, or just enjoy the pleasant aspect, particularly the morning and early afternoon sun. An external door with a step down leads to the garden.



### First Floor Landing

From the hallway, a staircase rises to the first floor landing, where there is an opaque uPVC side window and access to all first floor rooms.

### Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC window. On one wall, there is built-in furniture, including sliding door wardrobes and overhead storage cupboards, as well as built-in low-level storage and a radiator.



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### Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC window. To either side, there are built-in double wardrobes and overhead storage cupboards. There is a further built-in storage cupboard/wardrobe with high level shelving, along with a uPVC window and a radiator.



### Bedroom Three

This single bedroom is positioned at the front of the property and has a uPVC window, wall light points and a radiator. There is access to loft space.



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### House Bathroom

The bathroom has a three-piece white suite comprising a panelled bath, a handbasin with storage cupboards below and a separate shower cubicle with overhead square waterfall style shower fitting and hand held shower attachment. There is Aqua boarding to the walls, a side opaque uPVC window and an upright ladder style radiator.



### Separate WC

There is a low-level WC, an opaque uPVC side window and a radiator.

### External Details

At the front of the property is a shaped and level lawn with a perimeter wall and bushes. A driveway to the side of the property provides parking for several vehicles and access to the garage. The garage has timber double doors and side windows. To the side of the garage is a level lawned garden with flowerbeds on one side and decorative slate on the other. There is a decked seating area, external water and lighting and an integral house store.



### Tenure

The vendors confirm the property is freehold.

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Directions

