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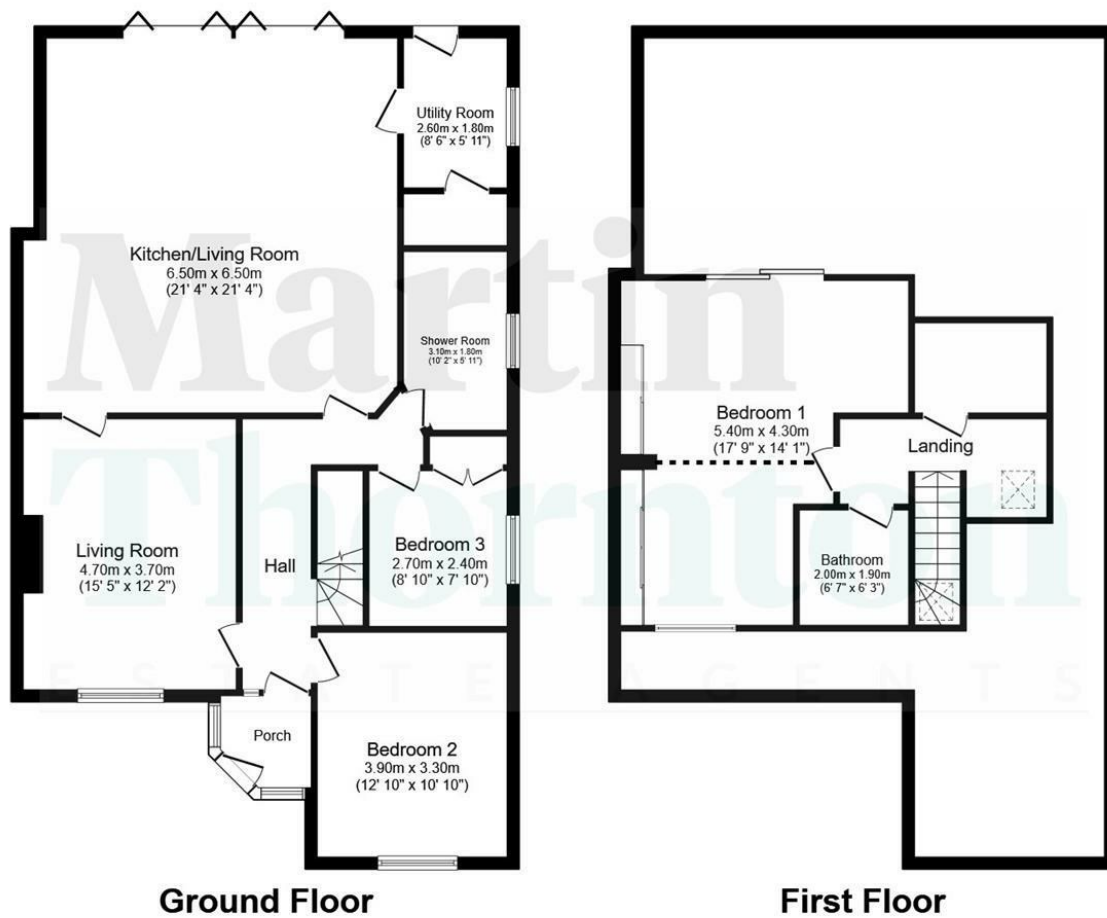
Lindley Moor Road, Mount Huddersfield,

Offers in the region of
£375,000

Standing centrally within a good sized plot, the rear enjoying a southerly aspect, is this substantially extended semi detached home with a high specification interior and a stunning, open plan living / dining / kitchen with bi-fold doors out onto a large patio / terrace. Located in this well regarded area, with ease of access to local amenities, schooling and motorway, only by internal inspection can the accommodation, presentation, gardens and large garage be truly appreciated. With a gas fired central heating system and Smart thermostat, double glazing and a comprehensive security system, the accommodation is over two floors and comprises an entrance porch, stylish hallway, living / sitting room, large rear, open plan living / dining / kitchen with bi-fold doors, island unit and wood burning stove, all contributing to the 'wow factor'. To the ground floor, there is also a utility room, two bedrooms and a shower room. The large Master bedroom is on the first floor, with built-in furniture, bathroom and useful storage. The Master bedroom has sliding patio doors with a Juliet style balcony. The master bedroom was formally split in two, making this home a 4 bedroomed property. The presentation throughout is excellent, with high specification bathroom and shower rooms and superb oak internal joinery. There is extensive parking for numerous vehicles and a very large detached, brick built garage with front and rear roller doors, power, lighting and water. There are front and rear gardens and a large patio / terrace adjoining the bi-fold doors to the living / dining / kitchen. A wonderful family home, which would be the perfect commuting base, being midway between Leeds and Manchester.

Lindley Moor Road, Mount Huddersfield,

Floorplan



Total floor area 146.4 m² (1,576 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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Details

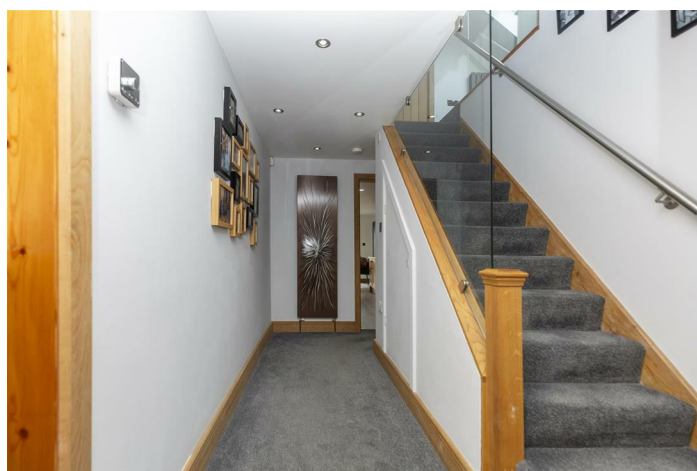


A uPVC entrance door, with large opaque glazed panel and matching side screens, gives access to the property's entrance porch.

Entrance Porch

Having oak style laminate flooring and providing a useful coat and shoe storage area. From here, a uPVC glazed door gives access to the hallway.

Hallway



The spacious hallway has superb oak internal joinery. To the right hand side is a contemporary staircase with storage beneath, again, with oak and glazed panels. There is a stylish, upright radiator at the far end and ceiling downlighting. The staircase incorporates LED and coloured mood lighting and gives access to the first floor landing. From the hallway, to the left hand side, access can be gained to the living room.

Living Room

Positioned to the front of the property, with a broad uPVC window overlooking the garden, this is a good sized, principal reception room, which has, as its focal point, upon a raised hearth, a glazed door, multi-fuel stove set to the chimney breast with brick style, tiled inlay. There are various wall light points, internal oak joinery and a stylish upright radiator. A door leads through to the living / dining kitchen.

Living / Dining Kitchen



Positioned to the rear of the property, enjoying a southerly aspect, this room certainly has the 'wow factor', creating an open plan eating and entertaining space. The kitchen section has an extensive range of units, finished in oak, with additional, contrasting cream gloss units. There are quartz work tops with matching upstands and splashback to the five ring induction hob, which has a stylish, canopy filter hood above. There is a built-in double oven. A central island unit provides further storage with space for appliances beneath. The quartz work tops extend to create a breakfast bar area. There is space for a free standing American fridge / freezer, and the room easily accommodates a formal dining table as well as having an adjoining living area. On a stone flagged hearth stands a glazed door, multi-fuel stove. At the far end, there is a five panel set of bi-folding doors giving access out to the large terrace, which maximise the room with natural lighting and enjoy a southerly aspect. There is provision for a wall mounted, flat screen TV. There is lighting above the island unit, ceiling downlighting, wood effect laminate flooring throughout and two contemporary, upright radiators. Access can be gained to the utility room.

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Utility Room



This has wall cupboards and base units. Beneath the counter tops there is space for appliances such as the washing machine and tumble dryer. There is a one and a half bowl sink with single drainer and mixer tap. The room has oak style laminate flooring, oak internal joinery, a rear door to the terrace / patio and a double glazed window. Adjoining is the boiler room with the cylinder for the hot water system and the central heating boiler.

Off the hallway, to the right hand side, access can be gained to Bedroom Two.

Bedroom Two



A large, ground floor bedroom, positioned to the front of the property with a broad uPVC window overlooking the front garden. The room can easily accommodate a good amount of

fitted or free standing furniture. There is ceiling downlighting and a stylish, upright radiator.

Bedroom Three



On the ground floor, with a side uPVC window. There is useful, built-in storage, ceiling downlighting and radiator

Shower Room



Presented to a high standard and specification, the shower room has a large walk-in area with glazed screen, overhead circular, waterfall shower fitting and hand held shower attachment. There is a pedestal hand basin and a low level WC. tiling to the walls and floor, inset mirror, ceiling downlighting, a side PVC window and an upright radiator.

From the hallway, a staircase rises to the first floor landing.

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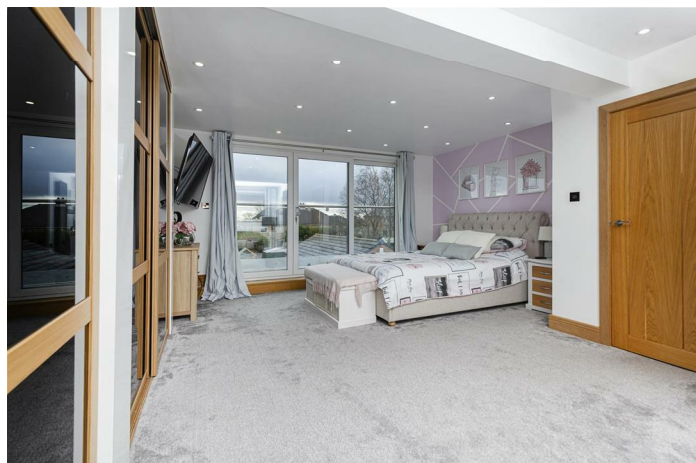
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First Floor Landing

The staircase has LED coloured lighting. The landing area has a side Velux window, access to useful storage, downlighting and a radiator.

Bedroom One



A large principal bedroom, being particularly light and bright, with a uPVC window to the front elevation. There is a large, three section, sliding patio door with Juliet style balcony enjoying a southerly aspect. There are built-in, sliding door wardrobes and space for a large amount of additional free standing or fitted furniture. There are ceiling downlighters and an upright radiator. This space was once split and as used as two separate bedrooms, making the property a four-bedroom home.

Bathroom



With a three piece suite, comprising a P shaped bath with curved shower screen and overhead, circular waterfall fitting as well as a hand held shower attachment. There is a wash hand basin, a low level WC, an extractor fan, ceiling downlighting and an upright radiator.

External Details



The property occupies a generous plot, with the rear enjoying a southerly aspect. There is a perimeter wall and lawned, level garden. A double width driveway provides parking / standing for several vehicles and continues to the right hand side, leading down to the large, detached garage. The property also benefits from having hot water generating solar panels.

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Details



Garage

A substantial, brick built garage with side windows and door. There is an automatic roller shutter door, as well as a roller rear door, power, light and water. The garage is included in the property's alarm system and has further storage in the apex of the roof line. The garage has excellent further potential, subject to any necessary consents or permissions for different usage.

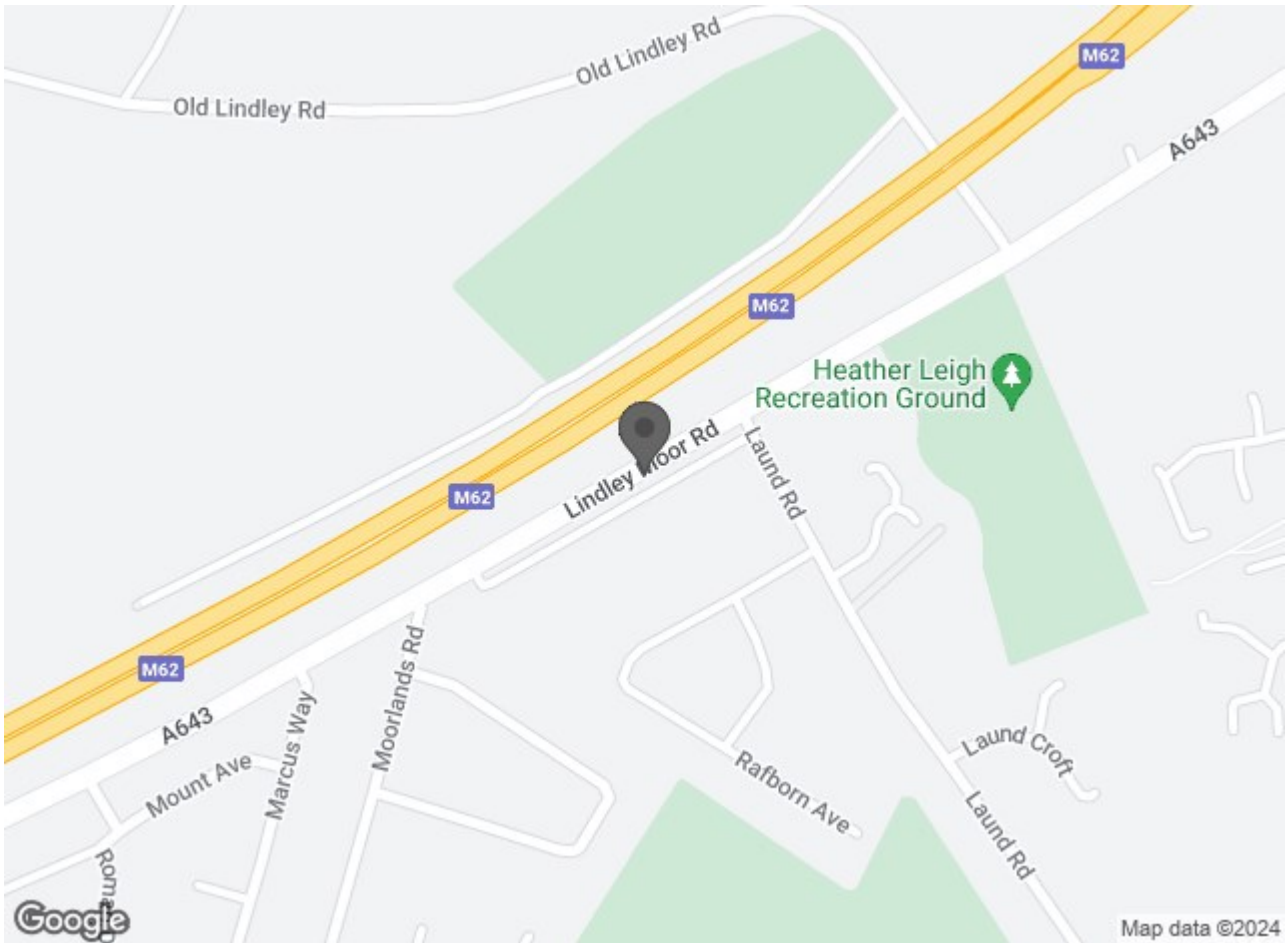
Rear Garden



To the rear of the property is a full width patio / terrace with glass balustrading, creating a superb outdoor eating and entertaining space, which, due to its southerly aspect, is a real sun trap. There is external lighting. To the side of the garage, access can be gained to the property's lawned garden. To the rear of the garage, plans have also been passed for the creation of a summer house. The garden has perimeter walling and fencing.

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Directions



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