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## Marcus Way, Mount Huddersfield,

Offers in the region of  
**£300,000**

Only by an internal inspection can one appreciate the deceptive nature of this well planned semi-detached house. The property is conveniently situated within a short distance of Lindley village with its various bars and restaurants, the M62 motorway network service Leeds and Manchester and recommended local schooling. It would make an ideal purchase for the expanding family buyer or professional couple looking to access the aforementioned amenities. Internally, the property comprises an entrance porch into an entrance hall, living/diner/conservatory, kitchen with some integrated appliances, utility, cloakroom WC and integral garage. On the first floor are three good sized bedrooms along with a modern house bathroom. The property enjoys a gas-fired central heating system and is fully uPVC double glazed. Externally, there is ample parking to the front elevation via a block paved driveway. To the rear of the property, there is a fenced and lawned garden with a patio and raised composite decking. Viewing is highly recommended.

# Marcus Way, Mount Huddersfield,

## Floorplan



All measurements are approximate and for display purposes only

# Marcus Way, Mount Huddersfield,

## Details



### Entrance Porch

A composite style door opens into the entrance porch where there is a tiled floor along with ceiling light points, a cloakroom cupboard and a uPVC double glazed window on the side elevation. Timber and glazed doors lead to the inner hallway.

### Inner Hallway

The hallway has a balustrade and spindle staircase rising to the first floor along with engineered oak style flooring, coving to the ceiling, a ceiling light point and a radiator. There is a uPVC double glazed window to the side elevation.

### Living Room/Diner

This good sized reception room has lots of light from the front elevation via a splayed uPVC double glazed bay window. There is coving to the ceiling along with a ceiling light point and two wall light points. The focal point of the room is a lovely granite fire surround with matching inset and hearth, home to a living flame gas fire. As the photographs show, the living area is open to the dining area which is located at the rear of the property. There is coving to ceiling along with a ceiling light point, power points and a radiator. Timber and glazed French doors lead into the conservatory.

### Conservatory

This is a most useful addition to this family home and enjoys engineered oak style flooring along with a ceiling light point, power points and a radiator. The room has double glazed panels to three elevations and uPVC French doors lead out onto the patio, decking and garden beyond.

### Kitchen

The kitchen has a range of modern base cupboards, drawers, roll-edge worktops with matching upstands and wall cupboards. Integrated appliances include a split-level hob and oven with overlying extractor hood. There is housing for an American style fridge freezer along with a dishwasher and an inset one-and-a-half bowl sink unit with mixer tap. The room has inset downlights to the ceiling along with Amtico style flooring, an under stairs store cupboard and three uPVC double glazed windows allow light from the rear elevation. A timber and glazed door leads into the utility area.

### Utility

The utility area/rear entrance has a range of base cupboards, worktops, tiled splashbacks and wall cupboards. There is an inset stainless steel sink unit with mixer tap along with plumbing for an automatic washing machine, a radiator, spotlights to the ceiling and a uPVC double glazed door leading out to the rear patio and garden beyond. There is a radiator and this room is home to the Worcester Bosch central heating boiler.

### Cloakroom/WC

This room has a modern white suite comprising a low-level WC and a vanity hand basin with chrome mixer tap and high gloss storage cupboards beneath. There is a continuation of the aforementioned engineered oak flooring along with an extractor fan and a ceiling light point. A fire door then leads through to the garage.

### Integrated Garage

This has an electrically operated up-and-over door along with power and light.

### First Floor Landing

From the entrance hall, a balustrade and spindle staircase rises to the first floor landing where there is a uPVC double glazed window to the side elevation. There is a ceiling light point and access to loft space.

### Bedroom One

This double bedroom is positioned at the front of the property and enjoys an array of fitted furniture including wall length fitted wardrobes with mirrored insert and drawers beneath and a bed surround with fitted cupboards and bedside drawers. There is coving to the ceiling along with a ceiling light point, a radiator and natural light comes from the front elevation via several uPVC double glazed windows.

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### Bedroom Two

This bedroom is positioned at the rear of the property and has a pleasant outlook over the rear garden towards Castle Hill via two uPVC double glazed windows. There is a ceiling light point, various power points and a radiator.

### Bedroom Three

This good sized single bedroom is currently utilised as a dressing room and has a built-in storage cupboard over the bulkhead. There is a ceiling light point, various power points, a radiator and natural light comes from the front elevation via several uPVC double glazed windows.

### House Bathroom

The bathroom has a modern white suite comprising a low-level WC with concealed cistern, a vanity hand basin with chrome monobloc mixer tap and high quality surround incorporating drawers and storage cupboards, a panelled bath with mixer tap and a walk-in double shower cubicle, home to a mains fed shower. There are inset downlights to the ceiling, along with stylish tiled effect flooring and a wall mounted ladder style radiator. Two uPVC double glazed windows allow light from the side elevation.

### External Details

At the front of the property is a block paved driveway with additional block paved hardstanding to the side, providing access to the single car garage. To the rear of the property is a fenced and lawned garden with a patio and raised composite decking.

### Garage

The integral garage has an electrically operated up-and-over door, power and light.

### Tenure

The vendor has informed us that the property is leasehold and we await further confirmation. 13.04.24

# Marcus Way, Mount Huddersfield,

Directions

