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01484 508000



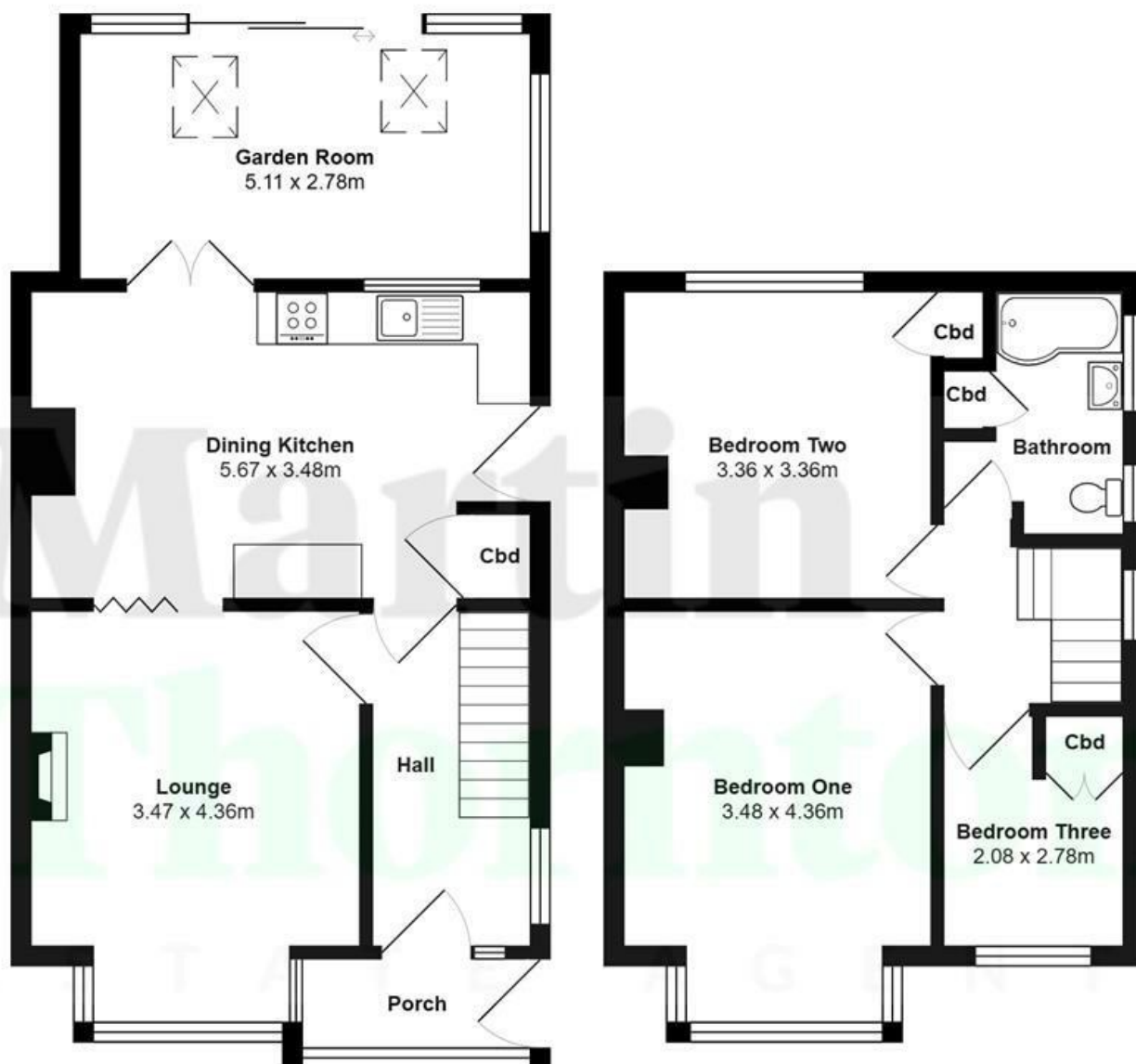
Roman Avenue, Mount Huddersfield,

Offers in the region of
£280,000

This is a good sized semi-detached three-bedroom home with a large rear garden room extension and parking for several vehicles. The property is offered with the advantage of vacant possession and located in this popular and well regarded area with the local school around the corner and perfectly placed as a commuter base for the M62. The accommodation comprises an entrance porch, hallway, living room, dining kitchen and large garden room with French doors. On the first floor are three bedrooms, the third bedroom being a good size, and the bathroom. There is a gas-fired central heating system and uPVC double glazing. Externally, there is additional parking at the front of the property as well as on the side driveway. The rear garden has a level lawn and a garage.

Roman Avenue, Mount Huddersfield,

Floorplan



All measurements are approximate and for display purposes only

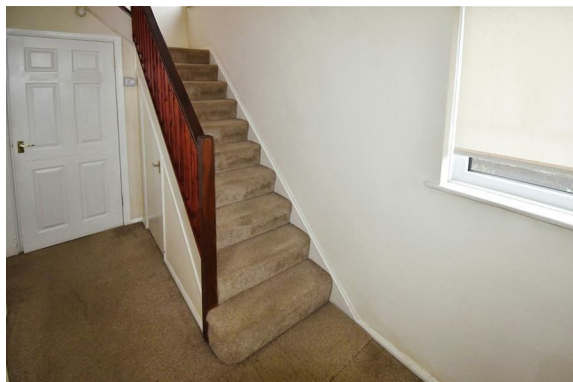
Roman Avenue, Mount Huddersfield,

Details



Entrance Porch

An external entrance porch with an external uPVC door with opaque glazed panels gives access to the porch. From here, a uPVC and glazed panelled door gives access to the hallway.



Hallway

This has a staircase rising to the first floor accommodation, beneath which is useful storage. Within the hallway is a uPVC window, a radiator and an internal door leading into the living room.

Living Room

This good sized principal reception room is positioned at the front of the property and has a broad uPVC window. There is a stylish fire surround with matching inlay and hearth, home to a coal effect living flame fire. The room can easily accommodate a good amount of fitted or freestanding furniture and has a radiator. Folding timber doors give access to the dining kitchen.



Roman Avenue, Mount Huddersfield,

Details



Dining Kitchen

Also accessible from the hallway, this is a large open plan eating and entertaining space that can easily accommodate a formal dining table. The kitchen area has wall cupboards and base units with working surfaces, brick style tiled surrounds and a sink unit with a single drainer and mixer tap. Integrated appliances include a four-ring gas hob with matching oven beneath. There is plumbing for an automatic washing machine and space for further freestanding appliances. Of particular note is the flooring which continues throughout the area and there is a useful storage cupboard. There is a side uPVC double glazed window, a radiator and French doors into the rear garden room.



Garden Room

Spanning the full width of the property, this is a versatile room which would be ideal as a second reception room or formal dining room. Within the high angled ceiling are twin Velux windows and the room is particularly light and bright also having a uPVC side window and a bank of uPVC glazing. The central section of glazing has patio doors providing access out into the garden. There is oak style flooring and provision for a wall mounted TV.

First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is a side uPVC window.

Bedroom One

This double bedroom is positioned at the front of the property and can easily accommodate a good amount of fitted or freestanding furniture. There is a large bay with uPVC glazing which enjoys pleasant distant views and makes this room particularly light and bright. There is also a radiator.



Roman Avenue, Mount Huddersfield,

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Bedroom Two

This good sized double bedroom is positioned at the rear of the property and has a storage cupboard housing the Ideal Logic boiler for the central heating system. This bedroom also has access to loft space which is part boarded providing handy additional storage. There is a uPVC window and a radiator.



Bedroom Three

This bedroom is positioned at the front of the property and has storage with a hanging rail and high level shelf above the bulkhead. There is a uPVC window and a radiator.



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Bathroom

This good sized room is light and bright with twin side uPVC opaque windows. The white three-piece suite comprises a P-shaped bath with a curved shower screen and a Triton Independent shower, a pedestal wash hand basin and a low-level WC. There is appropriate tiling around the bath area along with a useful storage cupboard and a radiator.



External Details

At the front of the property, there is extensive parking for several vehicles. The side driveway continues to the detached garage which has a Hormann up-and-over door. The rear garden has a paved seating area adjoining the patio doors within the garden room and, adjoining this, a level lawned garden with perimeter walling and fencing.



Tenure

The vendor has informed us that the property is freehold and we await further confirmation. 05.05.24

Roman Avenue, Mount Huddersfield,

Directions

