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Moorlands Road, Mount Huddersfield, Yorkshire

£700 Per month

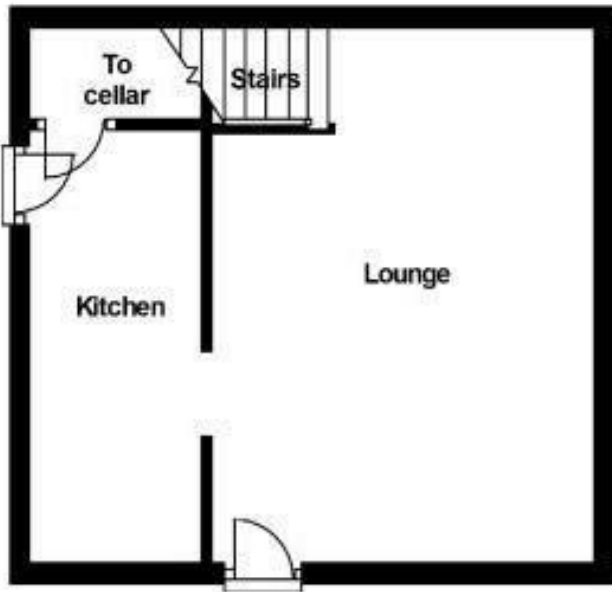
Located within a short distance of one of Huddersfield's most popular primary schools is this well appointed, two bedroom, stone built, front facing terraced house. The property which has been maintained by the current owners offers accommodation worthy of internal inspection incorporating a good sized kitchen with integrated appliances, a useful keep cellar, open plan lounge/diner and to the first floor two double bedrooms and a contemporary style shower room. As one would expect, the property is fully uPVC double glazed and enjoys a gas central heating system. Moorlands road is within a short distance of many well respected local amenities including the aforementioned school, Lindley village with it's various bars and restaurants, local shops, supermarkets and doctors and the M62 motorway network serving both Leeds and Manchester city centres respectively. The property may well prove suitable to a small family or professional couple and viewing is highly recommended.

**Moorlands Road, Mount
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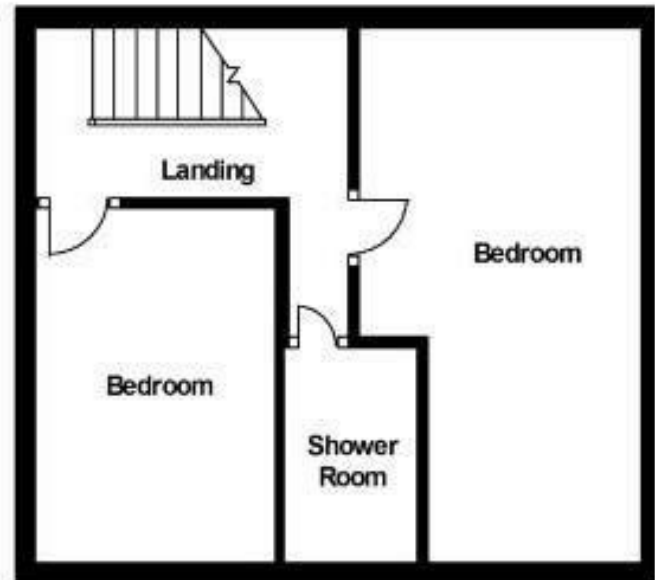
Floorplan



Ground Floor



First Floor



Moorlands Road, Mount Huddersfield, Yorkshire

Details



Lounge/Diner 17 x 12 (5.18m x 3.66m)



A uPVC and double glazed door with double glazed window above opens to the lounge/diner. As the floor plan suggests, this well proportioned reception room has a large degree of natural light courtesy of a uPVC double glazed window from the front elevation which looks out over Moorlands Primary School. There are two radiators, a ceiling light point, various power points, a TV aerial point and the focal point of this room is an attractive polished wood fire surround with granite style inset and heath, home to an electric fire. An open archway leads through to the kitchen.

Kitchen 14'7" x 5'6" (4.45 x 1.70)



Having a modern fitted kitchen comprising a range of base cupboards, drawers, roll edge worktops with matching upstands and wall cupboards over. There is an inset stainless steel sink unit with mixer tap above, plumbing for an automatic washing machine, integrated double oven and induction hob above with integrated extractor fan. There is karndean style flooring running throughout the kitchen, spot lamps to the ceiling, a radiator, a separate access door and a uPVC double glazed window looks out to the front elevation.

Basement

A timber panelled door leads to the basement/keep cellar with useful storage, power and light and an additional coal cellar.

First Floor Landing



From the lounge/diner a staircase rises to the first floor landing where there are spot lamps to the ceiling, access to loft space, a radiator and from here access can be gained to the following rooms.

Bedroom Two 11'8" x 7'6" (3.58 x 2.31)



This double bedroom is set to the front of the property and has a pleasant outlook over Moorlands towards Grimescar. There is a ceiling light point and a radiator.

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Bedroom One 17'10" x 9'6" (5.44 x 2.90)



This over size double bedroom is also set to the front of the property and has natural light provided from two elevations courtesy of uPCV double glazed windows. There are two ceiling light points, various power points and a radiator.

Shower Room



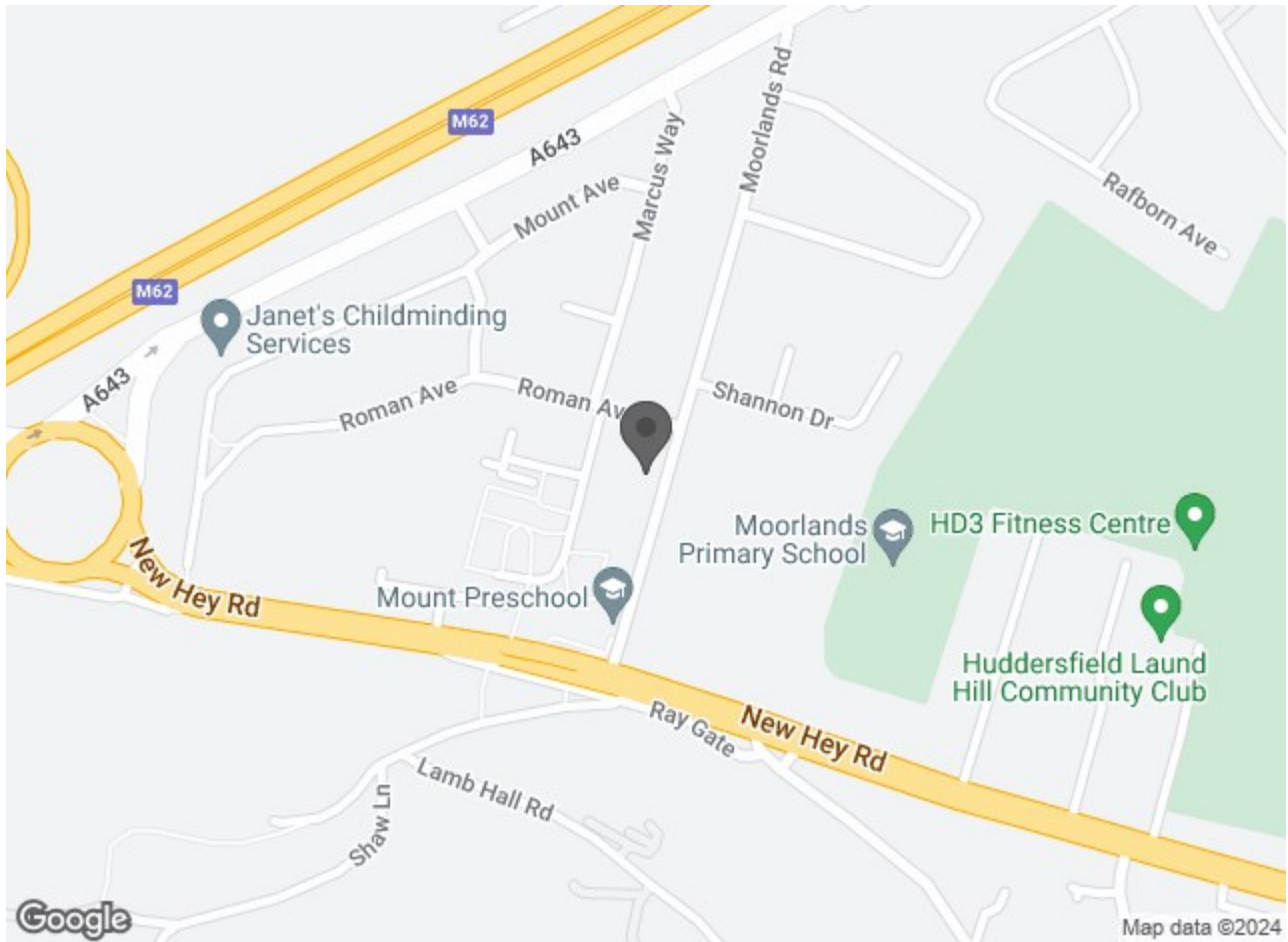
Having a modern white suite comprising low flush WC, pedestal hand basin with monobloc tap over and a shower cubicle with sliding doors, home to a mains fed shower. The walls are tiled with contrasting tiled floor, spot lamps to the ceiling, extractor fan and a radiator.

External Details

To the front of the property there is on street parking whilst a wrought iron gate opens to a small paved area with pebbled and stone walled borders.

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Directions



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Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.