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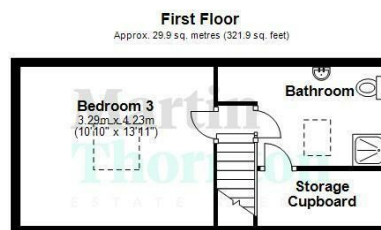
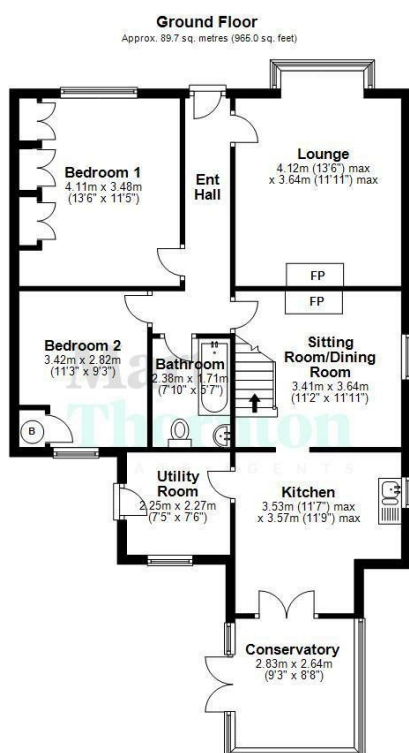
Wilmar Drive, Mount Huddersfield, Yorkshire

Offers in the region of
£260,000

A spacious, three-bedroomed semi-detached home with two reception rooms which could be a perfect downsize as well as suitable to the expanding family buyer looking to access nearby popular schooling whilst only being a short ride away from the M62 motorway networks serving both Leeds and Manchester city centres. Internally, the property offers flexible accommodation over two floors briefly comprising of; entrance hall, lounge, two ground floor double bedrooms, recently installed modern house bathroom, sitting room, Dining/kitchen, utility and a conservatory. To the first floor, there is another double bedroom with an en suite shower room. Externally, the property benefits from low maintenance garden areas to the front and a shared drive leads to the rear where there is a detached garage and a further low maintenance flagged patio garden with a greenhouse. As one would expect, the property enjoys a gas central heating system and is fully uPVC double glazed.

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Floorplan



Total area: approx. 119.6 sq. metres (1286.9 sq. feet)

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Entrance Hall

A uPVC and leaded double glazed door opens to the entrance hall where there is a ceiling light point, phone point and a radiator and access can be gained to the following rooms.

Lounge

Enjoying lots of light from a walk in uPVC leaded double glazed bay window to the front elevation, this room enjoys coving to the ceiling along with a ceiling light point and a radiator and the focal point of the room is this ornate style fire surround with a matching inset and hearth, home to an electric fire.



Bedroom One

This double bedroom is of a particular good size and enjoys wall length fitted wardrobes with various hanging rails and shelving options. There is coving to ceiling, ceiling light point and a radiator and additional light comes from the front elevation via a uPVC leaded double glazed window.



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Bedroom Two

This double bedroom is set to the rear of the property and has a uPVC double glazed window looking out to the rear patio. There is fitted cupboard containing the Ideal combination boiler along with a ceiling light point and a radiator.



House Bathroom

Having a modern white suite comprising of; low flush WC, vanity hand basin with a chrome mixer tap over and high gloss storage cupboards beneath. There is a panelled bath with a mixer tap rising to the shower. The walls are tiled with coving to ceiling, inset down lights, extractor fan and a stylish wall mounted chrome ladder style heated towel rail.



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Sitting Room

This cosy room has a uPVC double glazed window to the side elevation along with coving to ceiling, inset down lights, central ceiling light point and there is a balustrade and spindle staircase rising to the first floor. The focal point of the room is this lovely granite fire surround with matching inset and hearth home to a living flame gas fire. As the photos show, the sitting room is open to the dining/kitchen.



Dining/Kitchen

The kitchen has a range of modern base cupboards, drawers, hard wood style work tops with tile splash backs and matching wall cupboards over. Boasting an array of integrated appliances including a split level hob and double oven with an overlying extractor hood, plumbing for an automatic dishwasher and an inset one and a half bowl stainless steel sink unit with a mixer tap. There are inset down lights to ceiling, tiled effect flooring running throughout and a uPVC double glazed window provides light from the side elevation.



Utility

A timber and glazed door takes you through to the utility area/ side entrance. This room has fitted work tops along with housing for an American style fridge freezer, plumbing for an automatic washing machine, dryer and there is a uPVC leaded double glazed door accessing the rear garden.

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Conservatory

From the dining/kitchen a pair of French timber and glazed door lead into the conservatory which has a hard wood style floor running throughout along with several uPVC double glazed windows to three elevations and a pair of french uPVC double glazed doors lead out to the patio. There are inset down lights to ceiling along with power points and a radiator.



First Floor Landing

As mentioned, the balustrade and spindle staircase leaves the sitting room and rises to the first floor landing where there is a lovely good sized double bedroom with a velux double glazed window along with under eave storage, various power points and a radiator.



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Shower Room

Having a white suite, comprising of; low flush WC, vanity hand basin with twin taps over. There is a tiled shower cubicle with bi folding doors, home to a Triton electric shower. There is access to under eave storage, velux double glazed window and a radiator.



External Details

To the front of the property, there is a low maintenance loosely chipped area whilst a shared block paved driveway leads up the side of the property to the rear. To the rear of the property there is a single car garage with an up and over door, power and light. The rear of the property is mainly flagged with a raised pebbled boarder and is home to a greenhouse.



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Directions

