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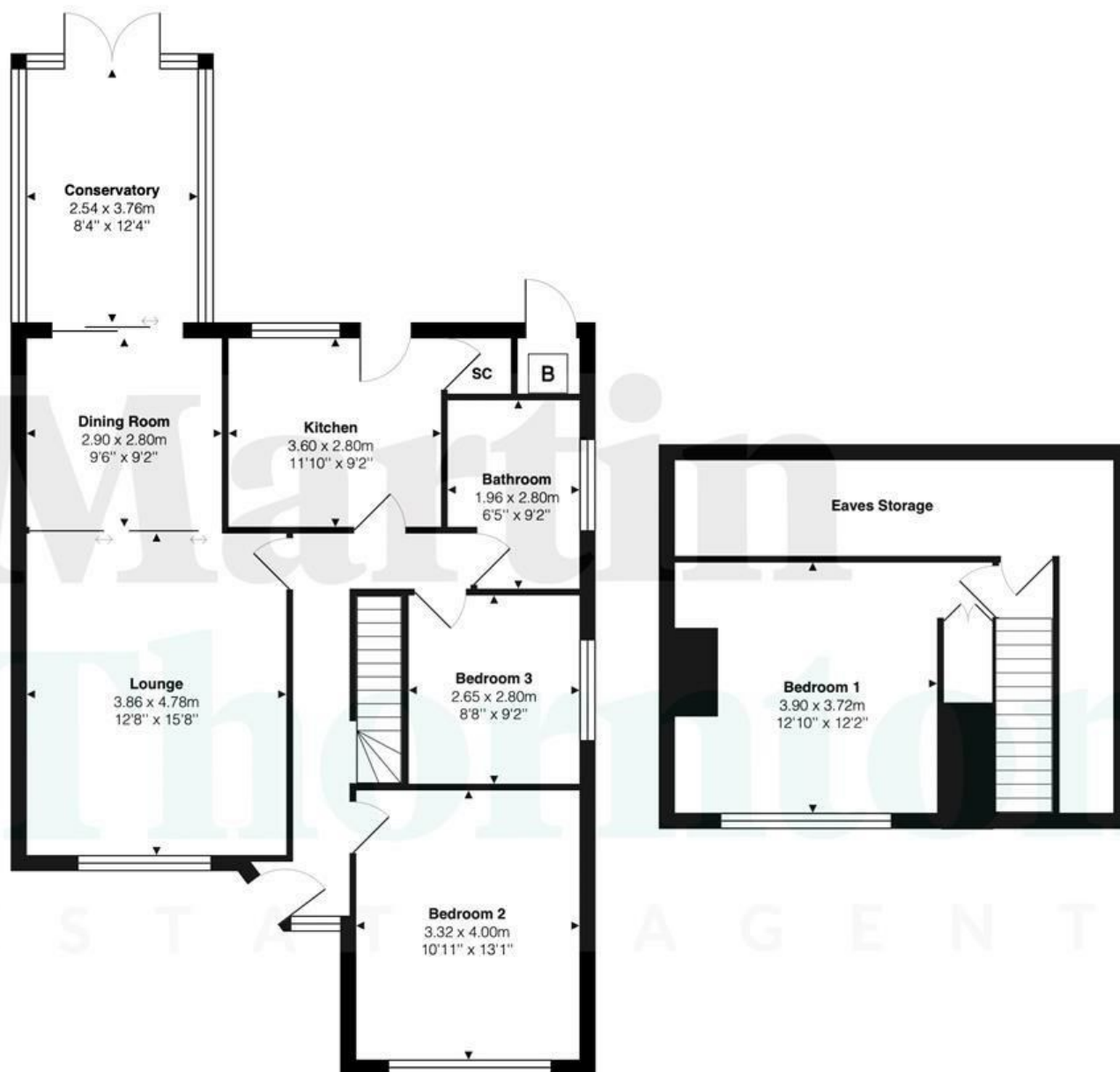
Lindley Moor Road, Mount Huddersfield,

Offers over £250,000

This is a sizeable three-bedroom dormer bungalow with two separate reception rooms, a conservatory and a southerly aspect to the rear. The property requires a certain amount of cosmetic updating and could be redesigned to make the most of the accommodation. An early inspection is an absolute must to appreciate the potential on offer and the size of the garden. It is conveniently situated for access to the M62, local schooling and amenities within the Salendine Nook shopping centre. The ground floor accommodation comprises an entrance hallway, living room, dining room, conservatory, kitchen, two bedrooms and bathroom. On the first floor is a large third double bedroom. There is a gas-fired central heating system, uPVC double glazing and solar panels. Externally, there is a long driveway with plenty of parking and providing access to the double garage. At the rear of the property is a good sized garden with a large, paved patio area, lawn, timber summer house, shed and greenhouse. This property has the advantage of vacant possession.

Lindley Moor Road, Mount Huddersfield,

Floorplan



Lindley Moor Road, Lindley Moor, Huddersfield, HD3 3UE

Total Area: 117.2 m² ... 1262 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

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Details



Entrance Hallway

An external uPVC door with matching side screen gives access to the entrance hallway where a staircase with storage beneath rises to the first floor accommodation. The hallway has a radiator and an internal door leads to the living room.

Living Room



This good sized reception room is positioned at the front of the property. A feature has been made of the chimney breast with full height tiling and a matching tiled hearth, home to a wall-mounted electric fire. There is a radiator and uPVC windows overlook the lawned garden. Sliding timber and glazed doors lead to the dining room.

Dining Room



The formal dining room links the living room and

conservatory and can accommodate a good sized dining table. There is a serving hatch through to the kitchen and a radiator. Buyers may decide to remove the dividing wall to create a large open plan dining kitchen. Tilt-and-slide uPVC patio doors give access to the conservatory.

Conservatory



This good sized room enjoys a southerly aspect and a pleasant outlook over the large rear garden. There is laminate flooring, uPVC windows and uPVC French doors leading out into the garden. The room can accommodate a good amount of furniture and has two radiators.

Kitchen



The kitchen has wall cupboards, base units, working surfaces and a stainless steel sink. It has an electric hob with canopy style filter hood above, plumbing for an automatic washer

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and dishwasher. The room has a useful shelved pantry, laminate flooring, ceiling downlighting and a radiator. There is a rear uPVC window and door. Buyers are likely to upgrade the kitchen and/or potentially remove the dividing wall to the dining room, as mentioned.

Bedroom One



From the hallway, access can be gained to this ground floor double bedroom positioned at the front of the property. The uPVC windows overlook the garden, there is plenty of space for fitted or freestanding furniture and a radiator.

Bedroom Two



This double bedroom has a side uPVC window, space for furniture and a radiator.

Bathroom



The ground floor bathroom has a four-piece suite comprising a panelled bath, wash hand basin, low-level WC and a large corner shower cubicle with a wall-mounted shower fitting. There is tiling to the walls, ceiling downlighting, an upright chrome ladder-style radiator and a uPVC window.

First Floor

From the hallway, a staircase rises to the first floor and, at the top of the stairs, there is access to useful eaves storage with lighting.

Bedroom Three



This large double bedroom has oak style laminate flooring, a wide uPVC window and a recessed store cupboard/wardrobe with hanging rail and lighting. There is plenty of space for fitted or freestanding furniture and a radiator.

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External Details



The property occupies a good sized, level plot with perimeter fencing at the front and a shaped lawned garden with mature beds and borders. The long driveway provides parking for several vehicles and, once past the end of the property, widens to double width to give access to the double garage. There is a useful external store with a uPVC door, housing the boiler for the central heating system. At the rear of the property is a large paved patio area that is a real sun trap with the garden enjoying a southerly aspect. There is a small pond with a waterfall, trellis fencing attached to the garage and a trellis archway leading to a pleasant rear garden. This has a level lawn with mature beds and borders, a timber summerhouse, garden shed and greenhouse.

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Directions

