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Lindley Moor Road, Mount Huddersfield,

Offers over £300,000

This much loved family home has had one owner from new and stands within a wonderful level plot with a southerly rear aspect. The property is a three/four bedroomed dormer semi-detached home, extended from its original design with a flexible interior. It is a perfectly placed commuter base for the M62 with well-regarded schooling nearby and amenities within the Salendine Nook shopping centre. The accommodation comprises an entrance porch, hallway, living room, large dining room, separate kitchen with integrated appliances, garden room, utility, ground floor shower room, large double bedroom and a study (which was a fourth bedroom). On the first floor are two further double bedrooms, the larger with an en suite shower room. The property has double glazing, a security system and a gas fired central heating system to the ground floor only. The interior is flexible and would give buyers the opportunity to redesign if required. There is extensive parking on the driveway, a carport and garage. The well presented lawned gardens have flower beds and borders, a series of lawns, greenhouse and vegetable plot. The property is offered with the advantage of no chain involvement.

Lindley Moor Road, Mount Huddersfield,

Floorplan



Total area: approx. 1850.2 sq. feet

Sketch Plan For illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or Df Energy Assessors.
Plans produced using PlanIt.

180 Lindley Moor Road, Huddersfield

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Entrance Porch

An external entrance door with opaque double glazed windows on either side gives access to the porch. This is the perfect place for shoes and coats, etc., and is particularly light and bright with dual aspect opaque double glazed windows. There is an inset matwell and a radiator. A multi-panelled timber and glazed door gives access to the hallway.

Hallway



A staircase with spindle balustrading rises to the first floor accommodation, beneath which is a useful cupboard. There is coving to the ceiling and a radiator. A multi-panelled timber and glazed door gives access to the living room.

Living Room



This reception room is positioned at the front of the property and has a double glazed window with additional sliding

secondary glazed units behind, overlooking the well presented, mature lawned garden. This good sized room has a full length stone fireplace, a low-level glazed display cabinet and display alcoves. A coal effect living flame gas fire stands upon a stone hearth. There is coving to the ceiling, a radiator and multi-panelled timber and glazed doors lead into the dining room.

Dining Room



This large open plan room was previously a kitchen and dining room prior to the extension. The room can easily accommodate a large dining table along with other furniture. There is coving to the ceiling, multi-panelled timber and glazed doors leading to the kitchen and sliding patio doors into the garden/sun room. An additional multi-panelled timber and glazed door provides access from the hallway. There are two radiators.

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Garden/Sun Room



This multipurpose space overlooks the superb rear garden, enjoying a southerly aspect. Buyers may decide to incorporate this room with the dining room and kitchen to make a large open plan area.

Kitchen



The kitchen is positioned at the rear of the property and was updated in recent times. It is a particularly light and bright room, enjoying a southerly aspect with natural lighting flooding through the rear double glazed windows. There is an extensive range of units to high and low levels, working surfaces, tiled surrounds and a one-and-a-half bowl sink with mixer tap. Integrated appliances include a Bosch hob with Gorenje filter hood, Bosch double oven and microwave, fridge and freezer. The room can accommodate a bistro style table has a radiator. A timber and glazed door leads to the utility.

Utility



This room has further wall cupboards and base units with tiled surrounds. There is plumbing for a freestanding washing machine and tumble dryer. This room has a radiator, a useful walk-in shelved storage cupboard and an external door leading out to the garden.

Downstairs WC



The WC has a wall-mounted hand basin with a tiled splashback and a low-level WC. This room also houses the Worcester boiler for the central heating system and has a high level double glazed window.

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Bedroom One



Access can be gained from the hallway to bedroom one, which is positioned at the front of the property. This large double bedroom has a large double glazed window with secondary glazed sliding units overlooking the well-presented garden. There are built-in wardrobes with a mirror finish to the upper portion, a dressing table with drawer stacks on either side and bedside cabinets. The room has ceiling downlighting and a radiator.

Study



This purpose-designed home office/study was originally a single bedroom and could revert to this if required. There are built-in storage cupboards, drawers, bookcases/display units and a double storage cupboard with a mirror front. To the side elevation is a double glazed window with secondary sliding glazed units, downlighting to the ceiling and a radiator.

Shower Room



The shower room has a walk-in style showering area with a glazed screen and wall-mounted Aqualisa shower, a low-level WC with concealed cistern and a hand basin with storage cupboards beneath. There is appropriate wall and floor tiling, ceiling downlighting, an opaque side double glazed window and an upright ladder style radiator.

First Floor

From the hallway, a staircase rises to the first floor and, at the top of the stairs, there is access to a walk-in storage area.

Bedroom Two



This good sized double bedroom is positioned at the front of the property and has built-in wardrobes, drawers and dressing table. It has an outlook over the garden, access to useful storage and a sliding door leading to the en suite.

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En Suite Shower Room



This room has a large shower cubicle with a Bristan wall-mounted electric shower, a low-level WC with concealed cistern and a wash hand basin. There is built-in storage, tiling to the walls, an obscure double glazed window and an upright electric towel heater.

Bedroom Three



This double bedroom is positioned at the rear of the property and has built-in wardrobes, a double floor-to-ceiling shelving with doors, drawers and dressing table. The room enjoys a southerly aspect with views over the gardens. There is downlighting above the dressing table.

External Details



At the front of the property is a brick built perimeter wall and a long tarmacked driveway providing parking for several vehicles and leading to the carport with a garage at the far end. The level lawned garden has mature flowerbeds, borders and external lighting. The carport has external lighting. From the driveway, a timber gate leads to a pathway, external power sockets, further lighting and a water tap. The rear of the property is a major selling point with its southerly aspect, making it a real sun trap, and for the size of the plot. A concrete seating area adjoins the property, with a level lawned garden and mature beds and borders. On the right hand side is a level lawn with mature beds and borders, perimeter fencing and a large greenhouse. The pathway turns to the left, where there is a third lawned level garden with a pleasant seating area with trellis, perimeter fencing and a central flowerbed/vegetable patch with raspberries and sweet peas. At the very bottom of the garden is the former vegetable patch.

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Garage



The garage has a roll-over door, power and lighting. To the rear of the garage is a timber shed with lighting and a pathway continuing roughly down the centre of the garden.

Tenure

The vendors of this property inform us that it is freehold
19.09.24

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Directions

