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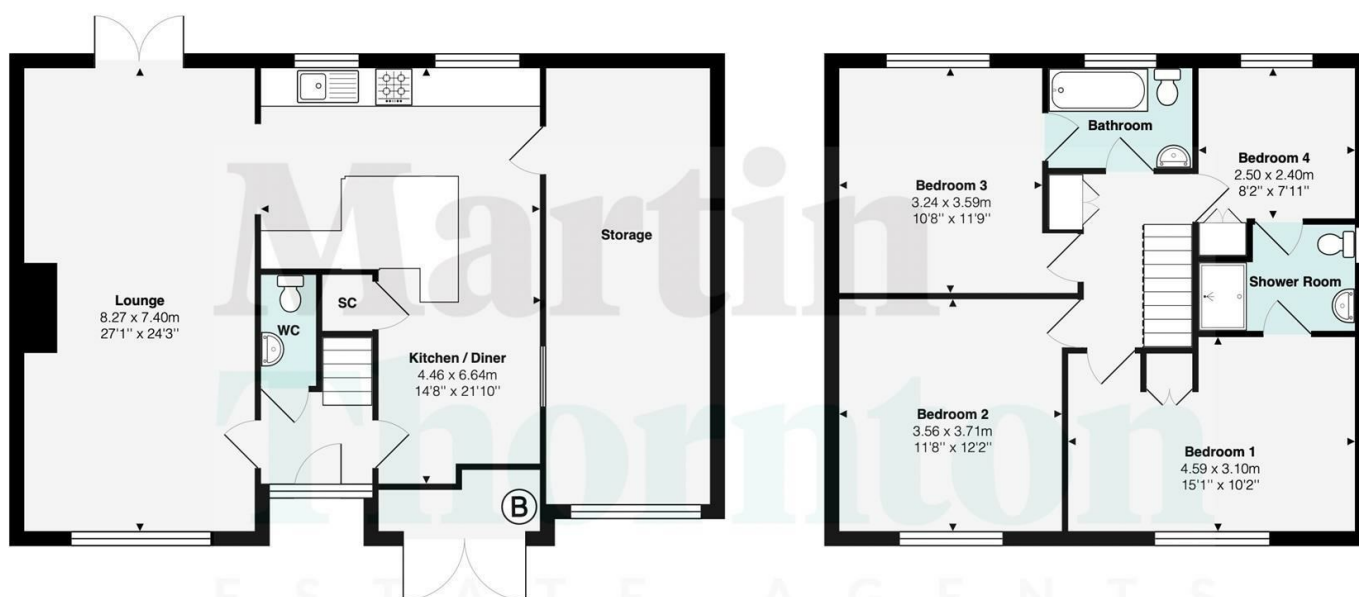
Moorside Road, Honley Holmfirth, Kirklees

Offers in the region of
£340,000

This four-bedroomed semi-detached house is presented to a very high standard throughout, having undergone a recent programme of redesigning, updating and modernisation. The property is located in this popular and well-regarded village, offering ideal family accommodation with the advantage of vacant possession. The interior is light and bright with a high specification throughout. The accommodation comprises an open entrance porch, hallway, downstairs WC, large living room with French doors, kitchen with Oak Block style worktops and Corian breakfast bar worktops and integrated appliances and an adjoining dining area. On the first floor are four bedrooms, the master with en suite shower room, the fourth bedroom connecting to the en suite. The house bathroom also has a connecting door to bedroom three, providing a Jack-and-Jill style en suite. The property has gas-fired central heating, uPVC double glazing and a security system as well as loft insulation to modern standard. Externally, there is a double width tarmacked driveway, the formal integral garage houses the boiler and an attached store/former garage to the right hand side. At the rear of the property is a timber decked seating area incorporating a gazebo. The rear garden is a good size but will require landscaping and redesigning to the purchasers' requirements.

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Floorplan



Moorside Road, Honley, Holmfirth, HD9 6ER

Total Area: 139.6 m² ... 1502 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

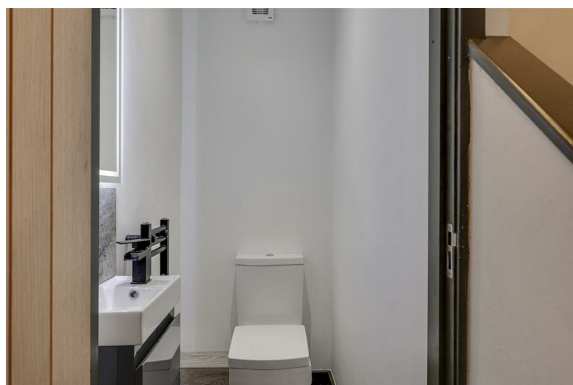


Entrance Hallway

An open entrance porch gives shelter from the elements and has external lighting and internal courtesy lighting. A uPVC door with a decorative opaque glazed panel gives access to the hallway. This has crisp neutral décor and grey carpeting with a staircase rising to the first floor accommodation. The handrail incorporates LED lighting and of particular note are the oak doors which can be found throughout the property. There is downlighting, an upright gunmetal grey radiator and access to the downstairs WC.

Downstairs WC

A white two-piece suite comprises a rectangular trough style hand basin with storage beneath and a low-level WC. There is an illuminated rectangular mirror, feature flooring and a central ceiling downlighter.



Living Room

An oak and glazed door leads into the large, impressive living room which runs from front to rear of the property. The room has fresh neutral décor, grey carpeting, a uPVC window overlooking the garden and large French doors leading out onto timber decking. There is downlighting, stylish ceiling lights and provision for a wall-mounted TV and two gunmetal grey, upright radiators. A wide archway leads to the kitchen.



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Kitchen

The recently fitted, stylish kitchen has a one-and-a-half bowl sink unit with an extendable mixer tap. Integrated appliances include a five-ring electric hob with tiled splashback and illuminated canopy style filter hood, Bosch fan oven, microwave, washing machine, dishwasher, fridge and freezer. There is LED lighting incorporating a mood facility. The units are of contrasting oak woodblock with matching upstands, complemented by Corian worktops extending to create a breakfast bar. There is an integrated wine rack. The room has twin rear uPVC windows overlooking the garden and a door leading to the former garage. The room is L-shaped and incorporates the adjoining dining area.



Dining Room

This good sized room can easily accommodate a large formal dining table. It has LED lighting and a gunmetal grey radiator. This room can also be accessed via the hallway.



First Floor Landing

From the hallway, a staircase rises to the first floor landing which has access to the loft area. There is a built-in floor-to-ceiling storage cupboard with the upper portion having shelving. As mentioned, there are oak internal doors, neutral décor and grey carpeting.

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Bedroom One

This large double bedroom is positioned at the front of the property and is particularly light and bright with a large uPVC window. There is plenty of space for fitted or freestanding furniture, provision for a wall-mounted TV, various sockets and switches, bedhead light points, ceiling downlighting and a radiator. Access can be gained to the en suite.



En Suite Shower Room

This room has under floor heating and a double shower cubicle with a tiled interior, overhead waterfall style shower fitting and hand-held shower attachment. The rectangular hand basin incorporates a low-level WC with a concealed cistern. There are built-in storage cupboards, a rectangular illuminated mirror and an extractor incorporating LED lighting. There are appropriate tiled surrounds, floor filing, a side uPVC window and an upright ladder style radiator. A connecting door leads to bedroom four.



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Bedroom Four

This multipurpose room has a separate entrance from the first floor landing and buyers may decide to utilise this as a large dressing room, part of a fabulous master suite. It is positioned at the rear of the property and has a uPVC window, provision for a wall-mounted TV, downlighting and a radiator.



Bedroom Two

This large double bedroom is positioned at the front of the property and can easily accommodate a good amount of fitted or freestanding furniture. It has a large uPVC window, ceiling downlighting and a radiator.



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Bedroom Three

This large double bedroom is positioned at the rear of the property and enjoys a pleasant outlook over the village, looking towards Castle Hill in the distance, from its uPVC window. There are contemporary bedhead light points, provision for a wall-mounted TV, ceiling downlighting and a radiator. This room has a connecting door to the house bathroom, meaning that it can serve as a Jack-and-Jill style en suite.



House Bathroom

The bathroom has electric under floor heating and a white three-piece suite. The panelled bath has a curved shower screen, overhead waterfall style shower fitting and a hand-held shower attachment. There is a rectangular hand basin with storage cupboards below and illuminated mirror above and a low-level WC. The extractor incorporates LED lighting. There is appropriate tiling around the bath, floor tiling, ceiling downlighting, an upright gunmetal grey radiator and a door from the hallway.



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External Details

At the front of the property is the recently tarmacked double width driveway with shrubbery borders on the right hand side. There are pre-wired CCTV cameras to the front and rear. On the left hand side is a handrail and a garden with wood bark, rockery areas and gravel. The former integral garage retains the opening doors but is utilised as a bike store. It houses the boiler for the gas-fired central heating system and has a censored entrance light. On the right hand side of the property is the attached garage/store providing handy storage space, with access from the kitchen. The rear garden is of a good size but will be left as a blank canvas for prospective purchasers to landscape and design to their requirements. It has a timber decked seating area adjoining the French doors within the living room and an attached gazebo with cover, external up-and-down lighting, power and a hot and cold water supply. There is perimeter fencing and buyers may decide to remove the attached former garage/store to create further parking on the right hand side of the property.



Tenure

The vendor informs us this property is Freehold. We await further details.

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Directions

