

martin-thornton.com
01484 508000



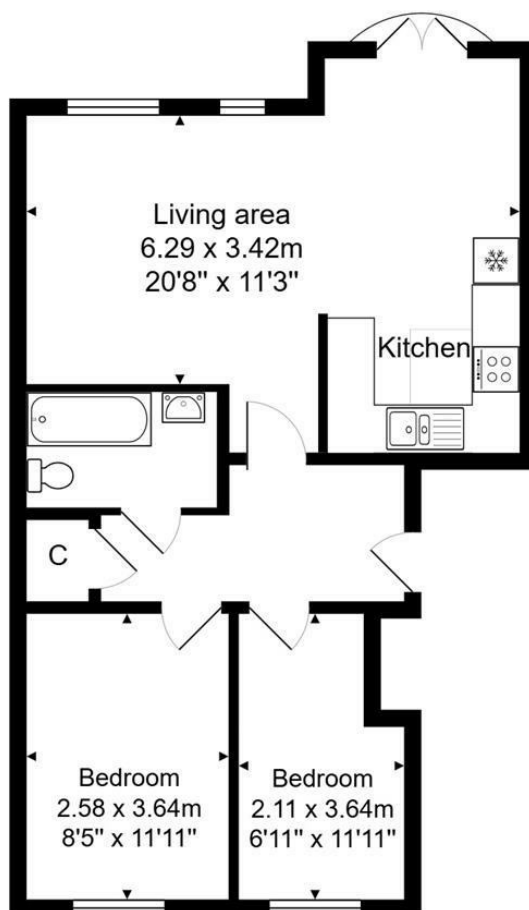
Moorlands Edge, Mount Huddersfield,

**Offers in the region of
£125,000**

This well-presented two double bedroom purpose-built first floor apartment is perfectly placed for local amenities in the nearby Salendine Nook Shopping Centre and schooling. It would make a perfect commuting base with ease of access to the M62 and will be of interest to a variety of purchasers including professionals, down-sizers and investors. The accommodation comprises a communal entrance hallway, a private hallway with an entry phone system, an open plan living/dining kitchen with some integrated appliances and French doors, a bathroom and two double bedrooms. The property has gas-fired central heating and uPVC double glazing. The apartment enjoys a southerly aspect with views towards Bunny Wood and the golf course. It has a designated parking space and use of eight visitor parking spaces.

Moorlands Edge, Mount Huddersfield,

Floorplan



Total Area: 55.5 m² ... 597 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Moorlands Edge, Mount Huddersfield,

Details



Communal Entrance Hallway

A communal entrance with an entry phone system gives access into the hallway where a wide staircase rises to the first floor. There is sensor operated lighting and a door leads to the apartment.

Apartment Hallway

The good-sized hallway has plenty of space for storing shoes and coats etc., the entry phone system for the communal door and a radiator. On the opposite side of the hallway is a good-sized useful storage cupboard. A door leads into the living/dining kitchen.



Living/Dining Kitchen

This open plan space spans the width of the property and is particularly light and bright, enjoying a southerly aspect with views towards the golf course in the distance. There are twin uPVC windows and French doors with a Juliette-style balcony. The living area can accommodate a good amount of furniture and has neutral décor and a radiator. The use of furniture creates individual zones within this open plan room and the dining area has a further radiator and plenty of space for a formal dining table. The kitchen area has a range of wall cupboards and base units, working surfaces and a one-and-a-half bowl stainless steel sink with a mixer tap. Integrated appliances include an oven and hob with splashback and canopy-style filter hood. There are spaces for a slimline dishwasher, a washing machine and a fridge freezer. Concealed is the boiler for the central heating system.



Moorlands Edge, Mount Huddersfield,

Details



Bedroom One

This double bedroom can accommodate plenty of freestanding or fitted furniture and has a uPVC window and a radiator.



Bedroom Two

This double bedroom is slightly smaller than the master bedroom but can accommodate plenty of freestanding or fitted furniture. It has a uPVC window and a radiator.



Moorlands Edge, Mount Huddersfield,

Details



Bathroom

The bathroom has a white three-piece suite comprising a whirlpool bath with a shower screen, an overhead waterfall-style shower fitting and a hand-held shower attachment, a pedestal wash hand basin and a low-level WC. There is decorative tiling to the walls, a mirror-fronted toiletries cabinet, ceiling downlighting, an upright chrome ladder-style radiator and an extractor.



External Details

The property enjoys a cul-de-sac setting, a designated parking space and use of eight visitor parking spaces.

Tenure

This property is leasehold and we await further details.

Moorlands Edge, Mount Huddersfield, Directions

