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Moorlands Road, Mount Huddersfield, Yorkshire

Offers over £160,000

This is a well-presented contemporary mid-terrace, offering two bedrooms, both of a similar size, a stylish bathroom and a contemporary kitchen. It is perfectly placed for the local amenities at the nearby shopping centre, local schooling and would be an ideal commuter base with ease of access to the nearby M62 motorway network.

The accommodation comprises an entrance lobby, living / dining room, separate kitchen (an extension to the original design) with integrated appliances, and a useful cellar. There is a good-sized first floor landing, perfect for free-standing furniture, two similar sized bedrooms that can take double beds, and a stylish bathroom that has been updated and redesigned in recent times. There is an enclosed rear garden with a westerly aspect enjoying the afternoon sun. Benefitting from a gas-fired central heating system and uPVC glazing, the property is in a popular and well regarded area with ease of access to local amenities, perfect for Leeds and Manchester.

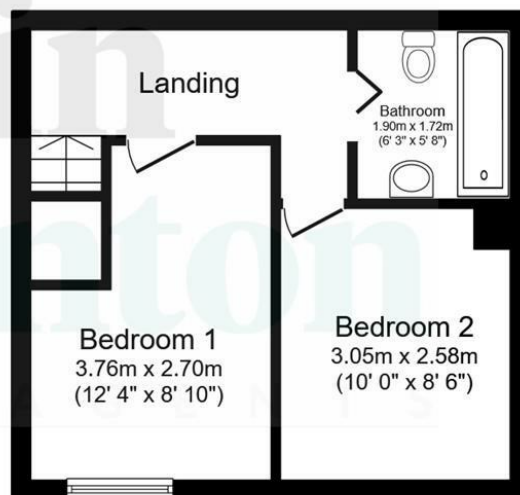
Moorlands Road, Mount Huddersfield, Yorkshire

Floorplan



Ground Floor

Floor area 34.0 m² (366 sq.ft.)



First Floor

Floor area 27.2 m² (292 sq.ft.)

TOTAL: 61.2 m² (658 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Details



An external uPVC door, with its upper portion having opaque glazed panels and a matching over-light, gives access to the entrance lobby.

Entrance Lobby

Having a staircase rising to the first floor accommodation, this is the perfect place for external coats and shoes etc. To the right hand side, an oak internal door leads to the living room.

Living Room



Positioned to the front of the property, this large, multipurpose reception room is both living and dining rooms, with plenty of space for furniture. A uPVC window overlooks the property's frontage. This room is presented to a particularly high standard with contemporary colour scheme. A feature has been made of the former fire place to the chimney breast with a raised stone hearth and space that could be used (for example) an electric stove. The room can easily accommodate a formal dining table, as illustrated by the photography. There is coving to the ceiling and two radiators. An oak internal door leads to an inner lobby area where a staircase gives access down to the basement.

Kitchen



Being an extension to the original design and positioned to the rear of the property, the kitchen has dark oak style laminate flooring and is particularly light and bright with a uPVC rear window and door. Within the angle of the roof line there are two Velux windows. There are wall cupboards and base units, brick style, tiled splashbacks, a one and a half bowl stainless steel sink with single drainer and mixer tap. There is a four ring gas hob with canopy style filter hood above and built-in fan oven beneath. There is an integrated fridge and below the counter tops there is plumbing and space for an automatic washer. There is also a radiator.

From the entrance lobby, a staircase rises to the first floor landing.

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First Floor Landing



The spacious first floor landing gives access to the loft. It widens out so could accommodate furniture. At the far end there is a large, shelved storage cupboard, perfect for towels and bedding etc. The upper portion houses the boiler for the gas-fired central heating system. There is coving to the ceiling and a radiator.

Bedroom One



A double sized bedroom, positioned to the front of the property. There is a uPVC window and plenty of space for furniture. This room incorporates the bulkhead from the staircase, offering the possibility for built-in furniture over this if required. There is a radiator.

Bedroom Two



A good-sized second bedroom that can accommodate a double bed. There is plenty of space for furniture. There is a uPVC window and a radiator.

Bathroom



Updated in more recent times, the stylish bathroom has a three piece suite in white with a 'P' shaped bath with shower screen. There is an overhead, square, waterfall style shower fitting and a secondary handheld shower attachment. The lower level WC has a concealed cistern. There is a wide, rectangular hand basin with a storage cupboard below, Around the bath there is an aqua boarded surface. The remaining walls are half tiled and there is a vinyl floor and ceiling downlighting. There is a Velux window within the high roof and an upright, gun metal grey, stylish radiator.

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Outside

Immediately in front of the property is a low level perimeter wall with heavy stone gateposts leading onto a wide pathway. The garden is designed for ease of maintenance with planted border and a gravelled area suitable for tubs, pots and planters etc.

Rear Garden



To the rear of the property, the garden area is enclosed by perimeter walling and fencing. It has been redesigned and is double flagged to create a very pleasant outdoor eating and entertaining space. The garden enjoys a westerly aspect and has the afternoon sun. There is plenty of space for external furniture. There is outside lighting and water.

Additional Information

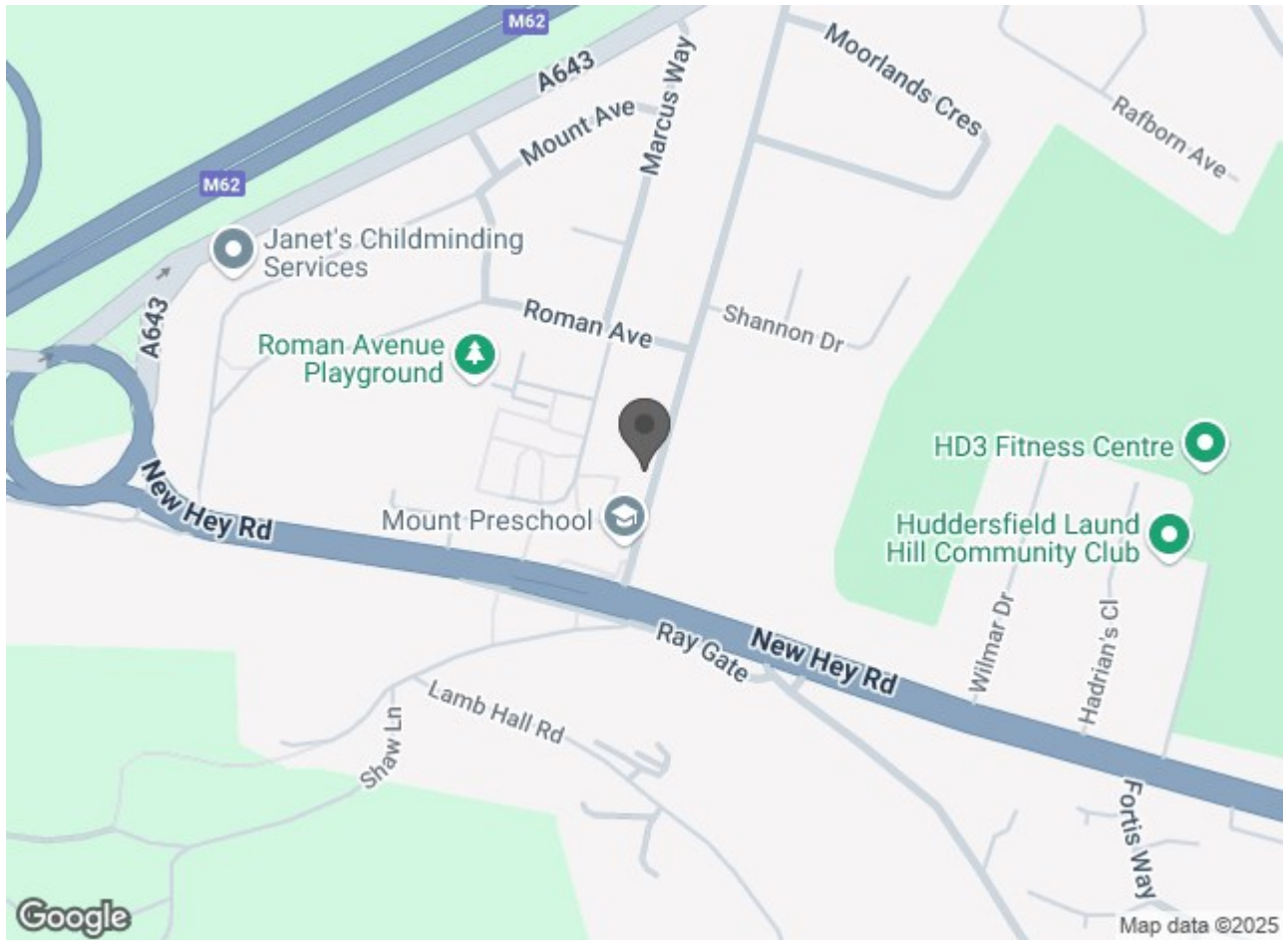
The property has a gas-fired central heating system and uPVC glazing.

Tenure

The vendor informs us that the property is freehold.

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Directions



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