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Moorlands Road, Mount Huddersfield, Yorkshire

Offers over £350,000

This deceptively spacious, four-bedroom detached property is situated to the popular residential of Mount. It may prove suitable for the expanding family looking to put their own stamp on the property, or a professional couple looking to access the nearby M62 motorway network. The accommodation comprises an entrance hall, living room, dining room, conservatory, kitchen diner, downstairs WC and downstairs bedroom with en suite. On the first floor are three double bedrooms, house bathroom and a large storage cupboard. The property has gas-fired central heating and is predominantly uPVC double-glazed. Externally, there is a large tarmac driveway providing parking for several vehicles and a detached garage with utility area. There is an electric charging point, power and light. At the rear of the property is a lovely enclosed garden area, perfect for outdoor entertaining. Viewing is highly recommended.

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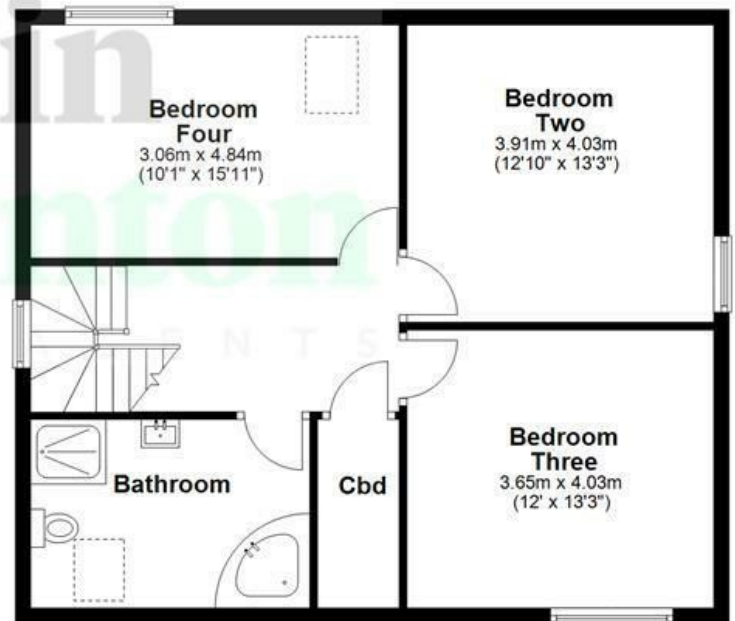
Floorplan



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

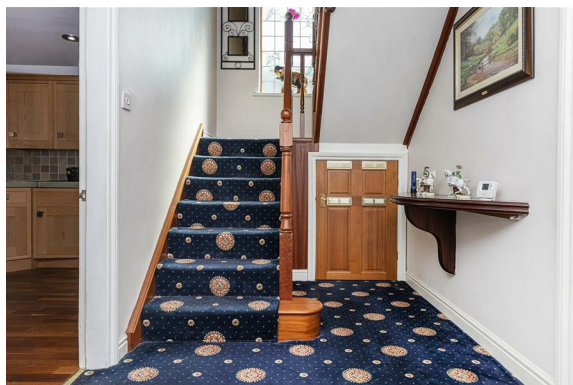
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Entrance Hall

A timber door with glazed inserts gives access to the entrance hall, where there is plenty of room to store shoes and coats. There is a useful under stairs store cupboard, home to the Navien central heating boiler, two ceiling light points, a radiator and a staircase leading to the first floor landing. Access can be gained to the following rooms:



Living Room

Twin timber and glazed doors give access to the large living room area, where there is plenty of room for furniture. The focal point of the room is a gas fire with limestone surround set to the chimney breast. There is a ceiling rose, ceiling light points, two radiators and a uPVC double-glazed window overlooking the side elevation. Twin timber and glazed doors give access to the formal dining room.



Dining Room

The formal dining room is positioned at the front of the property, with lots of natural light via uPVC double-glazed windows to the front and side elevations. It has plenty of room for furniture, along with a ceiling rose, ceiling light point, coving to the ceiling and a radiator.

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Conservatory

From the living room, uPVC sliding patio doors give access to the conservatory, which has uPVC double-glazed windows to three elevations and a radiator.



Kitchen Diner

From the entrance hall, a timber and glazed door gives access to the kitchen. This has a range of base and wall cupboards, drawers, roll-edge marble style worktops and tiled splashbacks. Integrated appliances include an oven, electric hob with overlying extractor hood and fridge. The stainless steel sink unit has an overlying mixer tap. There is plenty of room for a dining table, along with inset downlights, a radiator, a uPVC double-glazed window to the side elevation and a feature circular uPVC window to the front elevation. A timber and glazed door gives access to the side of the property.



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Downstairs WC

A timber door gives access to the WC, which comprises a hand basin with twin taps and a low-level WC. There is a ceiling light point and an extractor fan.



Master Bedroom

This double bedroom is positioned at the rear of the property and has wall length fitted wardrobes with hanging rails and shelving, along with fitted units and shelving. There is a radiator, a ceiling light point and a uPVC double-glazed window. This room has the advantage of an en suite bathroom.



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En Suite Bathroom

The en suite is located to the rear of the property and comprises a shower cubicle, home to a mains fed shower with a separate hand-held shower attachment, a vanity hand basin with mixer tap and a low-level WC. There is vinyl style flooring, tiled effect walls, a toiletries cupboard, mirror, shaver point and a wall-mounted ladder style heated towel rail. To the rear elevation is a uPVC double-glazed window.



First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, which has a large arched window providing natural light from the side elevation. There is a large storage cupboard with a light, perfect for storing linen, a ceiling light point and a radiator.



Bedroom Four

This double bedroom is positioned at the rear of the property and has lots of natural light via a Velux window and a uPVC window overlooking the garden and beyond. This good-sized room has wall-length fitted wardrobes with hanging rails and shelving, a ceiling light point and a radiator.

Bedroom Three

This double bedroom is positioned at the front of the property and has lots of natural light via a uPVC window to the side elevation. It has under eaves storage, access to loft space, a ceiling light point and a radiator.

Bedroom Two

This double bedroom is positioned at the rear of the property and has a pleasant outlook over Moorlands Crescent and beyond via a uPVC window. It has plenty of room for furniture, two ceiling light points and a radiator.

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House Bathroom

The bathroom is positioned at the rear of the property and comprises a corner jacuzzi style bath with twin taps and shower head, a corner shower cubicle with a mains fed shower and glass shower screen, a vanity hand basin with storage and mixer tap and a low-level WC. There are tiled effect walls, a vanity mirror, a ceiling light point and a Velux window providing natural light.



External Details

At the side of the property is a tarmac driveway providing parking for several vehicles and access to the detached garage. There is an electric car charging point. An access gate and pathway leads to the rear of the property where there is a walled and fenced garden area with mature shrubbery borders, all benefitting from a westerly aspect.



Garage

The garage has an electric roller door and separate access door along with utility space comprising a stainless steel sink unit, room for additional white goods, power and light.

Tenure

The vendor informs us the property is freehold.

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Directions

