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Mount Avenue, Mount Huddersfield, Yorkshire

Offers over £300,000

A superbly appointed three-bedroom semi-detached home with bay windows. The accommodation is presented to a high standard throughout and has a dining kitchen with the wow factor and a useful attic room that would make a perfect office or playroom. The property is perfectly placed for local amenities and schooling and is also an ideal commuter base for Leeds and Manchester with the M62 close at hand. The accommodation comprises an entrance hallway with oak flooring, living room with bay window and open plan rear dining kitchen with Quartz worktops and integrated appliances. On the first floor are three bedrooms (the master with built-in wardrobes) and a high-specification bathroom incorporating a separate shower cubicle. From the first floor landing, a staircase leads to a useful attic room. There is a gas-fired central heating system, uPVC double glazing, a security system and CCTV. Externally, the block paved driveway leads to the garage. To the rear is a paved patio, a lawn and a timber decked seating area. An early inspection is advised to appreciate the accommodation, presentation and quality throughout.

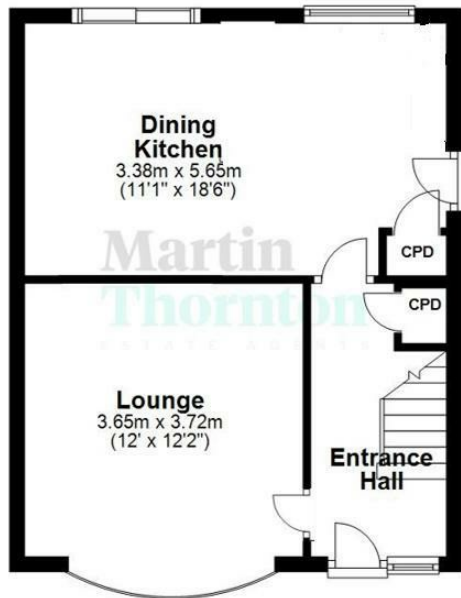
Mount Avenue, Mount Huddersfield, Yorkshire

Floorplan



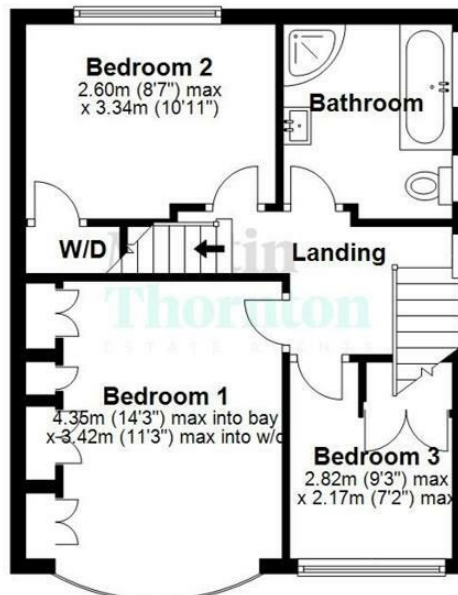
Ground Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



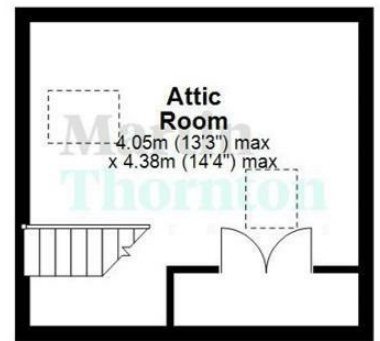
First Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



Second Floor

Approx. 17.7 sq. metres (190.8 sq. feet)



Total area: approx. 99.7 sq. metres (1073.3 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.
Plan produced using PlanUp.

Mount Avenue, Mount Huddersfield, Yorkshire

Details



Entrance Hallway



An external composite door with opaque glazed panels gives access to the hallway, which is particularly light and bright, courtesy of a side uPVC window and a contemporary neutral colour scheme. A staircase rises to the first floor landing and has a storage cupboard beneath. The hallway has oak flooring in a herringbone pattern which continues into the dining kitchen. There are oak internal doors, ceiling down lighting and a radiator.

Living Room



This well-appointed principal reception room is positioned at the front of the property. A semicircular bay window incorporates uPVC glazing and there is a log-effect electric fire with provision for a flat screen TV above. There are illuminated display alcoves to either side of the chimney breast and a stylish radiator.

Dining Kitchen



This room certainly has the wow factor for its standard of presentation and superb Quartz worktops that extend to create a breakfast bar/dining area. There is an extensive array of units to high and low levels with under-unit lighting and a central island unit with storage. Integrated appliances include a hob with canopy hood, oven, fridge, freezer, washer and dishwasher. There is a Belfast style sink with a mixer tap. To the rear elevation is a uPVC window, patio doors and a side composite door with a decorative opaque panel. The room has a continuation of the oak flooring, two contemporary radiators and a useful under stairs storage cupboard. Concealed is the boiler for the central heating system and there is downlighting to the ceiling.

First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is an obscure uPVC window. The landing has a staircase leading up to the attic room.

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Bedroom One



This well-appointed, large double bedroom is positioned at the front of the property and has a semicircular bay window with uPVC glazing. There are built-in wardrobes with hanging and shelving and a stylish radiator. The room can accommodate further fitted or freestanding furniture.

Bedroom Two



This well-presented, double bedroom is positioned at the rear of the property and has storage beneath the staircase. There is a uPVC window and a radiator.

Bedroom Three



This single bedroom has a twin door storage cupboard over the bulkhead with hanging rails. There is a uPVC window and a radiator.

Bathroom



The good-sized bathroom has a white four-piece suite and twin side uPVC windows. There is a bath with a hand-held shower attachment from the mixer tap, a rectangular hand basin with storage beneath, a low-level WC and a good-sized corner shower cubicle with a waterfall style shower fitting. There is tiling to the floor and walls, an illuminated mirror and decorative mosaic style tiling. The room has ceiling downlighting, an extractor fan and an upright chrome ladder-style radiator.

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Attic Room



with an adjoining lawn and a good-sized decked seating area. Beyond the stone wall are further gravelled borders, one of which has a vegetable plot.

From the landing, a staircase rises to the attic room which is a versatile space. It is currently used as a home office but would also make a perfect playroom or gaming room and has been used as an informal bedroom. There are two Velux style windows, useful storage, oak style laminate flooring and a radiator.

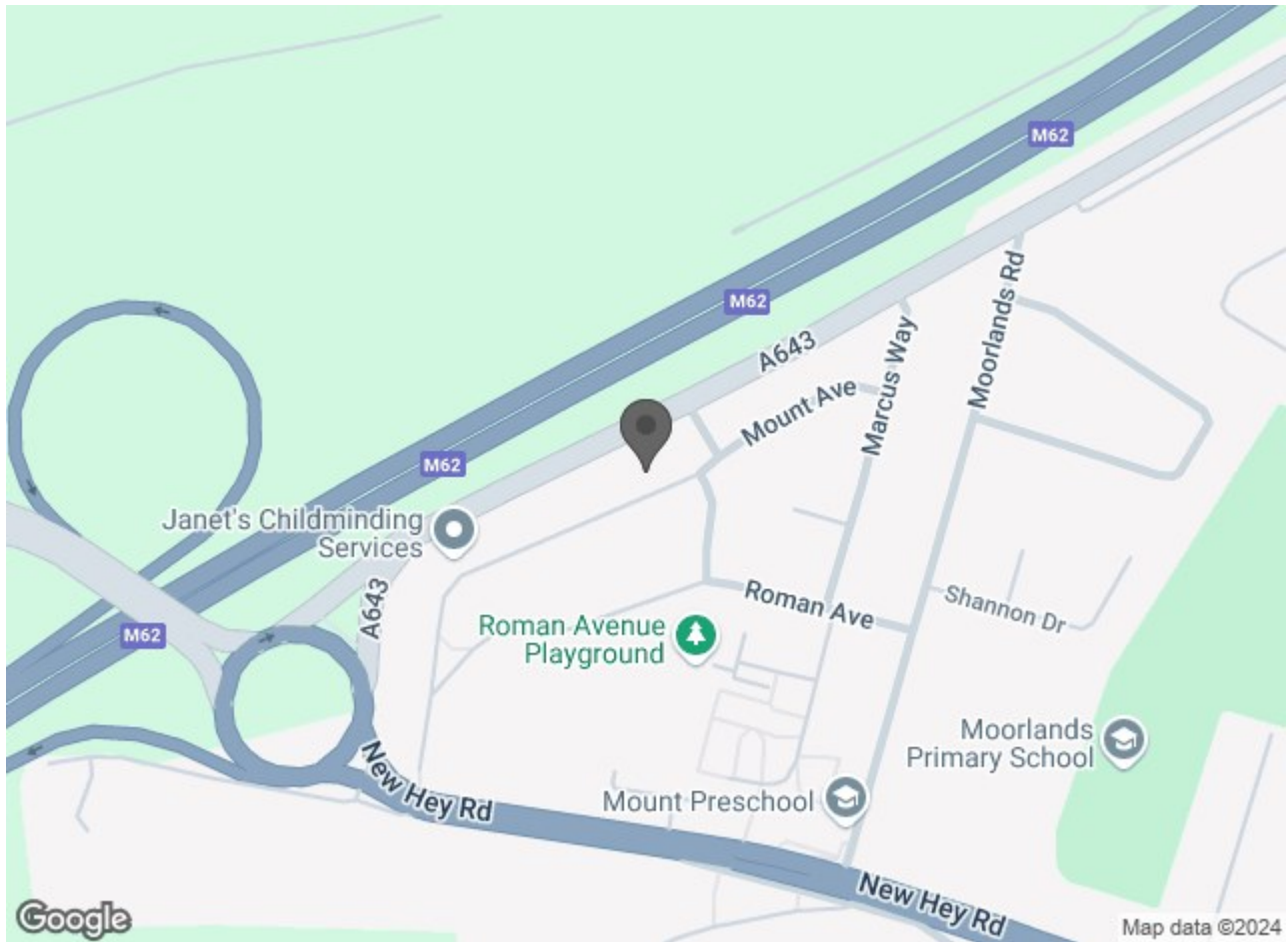
External Details



At the front of the property is a perimeter brick wall and a double width block paved driveway. The driveway becomes single width as it continues along the right hand side of the property to the garage, which has an up-and-over door. On the left hand side of the driveway is a gravelled area suitable for tubs, pots and planters. There is external lighting and CCTV, an integral house store and a timber gate that gives access to the rear garden. To the rear is a paved patio area

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Directions



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