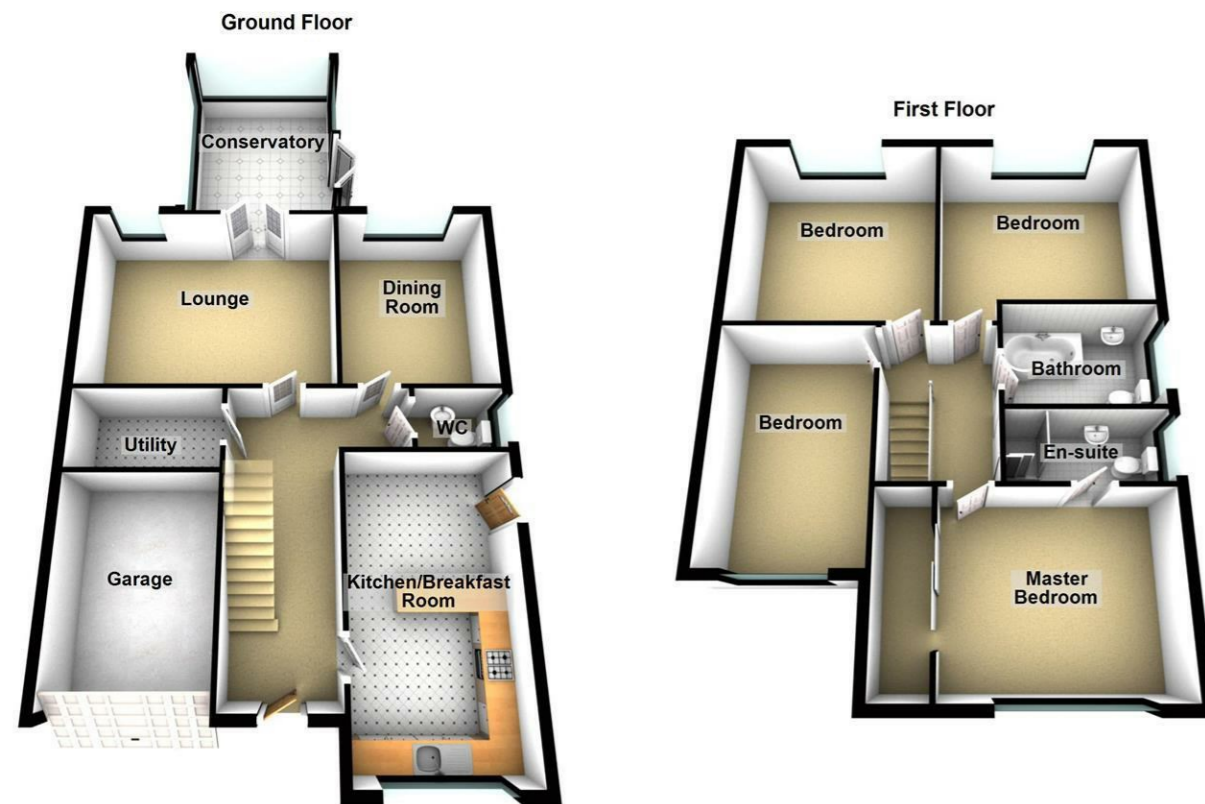


# BOULTONS

54 JOHN WILLIAM STREET  
 HUDDERSFIELD  
 HD1 1ER  
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 Plan produced using PlanUp.  
**3 Moorcroft, Huddersfield**



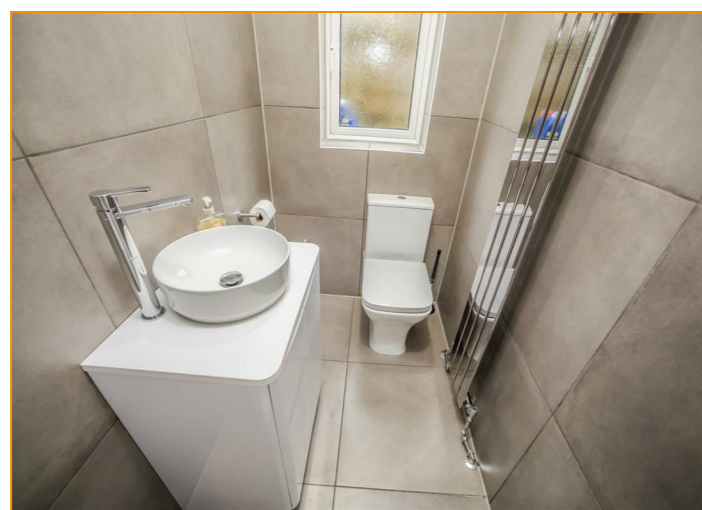
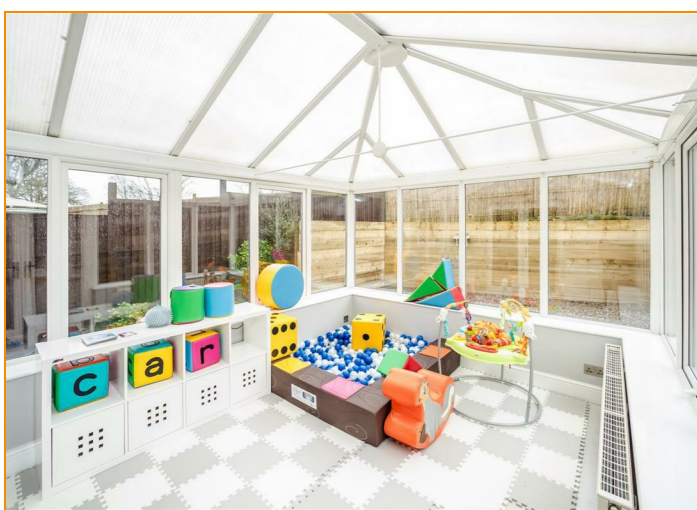
**3 Moorcroft**  
 Golcar, Huddersfield, HD7 4QR

Offers Around £475,000



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A SUPERBLY APPOINTED AND TRULY SPACIOUS 4 DOUBLE BEDROOM DETACHED FAMILY HOME EXTENDED VIA A CONSERVATORY AT THE REAR. Occupying an attractive cul-de-sac position within a most popular pocket development but within easy reach of well-regarded local schooling, an abundance of village amenities and within easy reach of the M62 motorway network. This "must see" family home briefly comprises: Reception hall, w.c, breakfast kitchen, utility, lounge with media wall, formal dining room, conservatory, 4 bedrooms (master with en-suite), house bathroom, part garage/storage, block paved driveway and landscaped rear garden.

**GROUND FLOOR**

**RECEPTION HALL**  
17'8" x 6'6"

With a staircase rising to the first floor, boasting a contemporary finish with a steel balustrade and contemporary glass panels on display. There is an attractive decorative cover to the radiator. Under the stairs is an array of useful bespoke storage areas and the reception hall then opens up to an inner hall.

**INNER HALL**  
10'9" x 5'2"

With a glass fronted display unit/drinks cabinet. Access to the w.c, utility, dining room and lounge.

**LOUNGE**  
16'0" max x 12'1"

The attractive, contemporary media wall provides a focal point for the room which boasts a Venetian style plaster finish and includes the built-in 70" smart TV and a contemporary log effect feature fire which is remotely controlled and connected to your mobile phone. The room is superbly presented, newly decorated and has access to the conservatory at the rear.

**CONSERVATORY**  
12'5" x 9'2"

Part wall and uPVC double glazed in construction with a central heating radiator and French doors leading out to the rear garden.

**FORMAL DINING ROOM**  
12'1" x 9'6"

A traditional and contemporary blended room with modern luxury Amtico style flooring in contrast to the traditionally styled panelling, accessed via a glazed internal door which allows borrowed natural light through to the inner hall and dining room itself. There is a uPVC double glazed window positioned to the rear elevation and there is a central heating radiator.

**CLOAKROOM/WC**  
5'2" x 3'7"

Fitted with a low flush wc, contemporary vanity hand wash basin, complementary tiled walls and floor, vertical designer radiator with a mirror finish.

**UTILITY ROOM**  
8'6" x 4'11"

Sectioned off from the garage, with integrated chest freezer, plumbing for a washing machine, provision for a drier and base level cupboard storage.

**BREAKFAST KITCHEN**  
15'5" x 9'6"

Fitted with a range of contemporary wall and base units with a range of high quality integrated appliances. You will find a stylish quartz worktop which extends into a breakfast bar and end panel, there is a porcelain tiled floor, composite sink with mixer tap and Quooker instant boiling tap over. Further fitted with an integrated extractor, dishwasher, Bosch ovens and a fridge/freezer, although not integrated, is included, subject to an acceptable offer. There is a 5 ring gas hob, soft close pan drawers, the drawers and cupboards are push-open and there is a uPVC double glazed window to the front and side elevations.

**FIRST FLOOR**

**BEDROOM 1, front**  
14'9" to the wardrobe doors x 11'1"

This stunning master bedroom features a range of fitted furniture by Sharps including floor to ceiling robes with a variety of hanging and shelving, contemporary sliding doors with a mirror door fronted feature. Over the bed is an automated drop-down TV bracket, central heating radiator and a uPVC double glazed window. An internal door leads to the en suite.

**EN SUITE SHOWER ROOM**  
9'6" x 3'11"

With a double shower cubicle, low flush wc and wash hand basin, heated towel rail, complementary tiled walls and floor and a uPVC double glazed window with privacy glass inset.

**BEDROOM 2, rear**  
13'1" x 11'5"

Another well presented room with a Nordic grey laminate floor covering, a uPVC double glazed window, central heating radiator and LED spotlights in the ceiling.

**BEDROOM 3, front**  
13'9" x 8'10"

Also beautifully presented with a uPVC double glazed window to the front elevation, central heating radiator and Nordic grey laminate floor covering.

**BEDROOM 4, rear**  
12'9" max x 12'5"

With fitted bedroom furniture comprising one double and two single robes providing split hanging and incorporate drawers for shoes and shirts. There is a central heating radiator and decorative cover and a uPVC double glazed window, Nordic grey laminate floor covering and spotlights in the ceiling.

**HOUSE BATHROOM**  
9'6" x 6'2"

Fitted with a high quality suite comprising P-shaped, angled panel bath with waterfall mixer tap and handheld and main showerhead over, vanity hand wash basin also with a chrome mono block waterfall tap, low flush wc and complementary tiled walls and floor. Chrome heated towel rail, LED anti-mist mirror, extraction, spotlights within the ceiling and a uPVC double glazed window with privacy glass inset.

**GARAGE (part)**  
10'2" x 8'10"

With an up and over door, power and light, formerly a full sized garage which has been converted to create a utility room and now provides excellent garden storage.

**OUTSIDE**

A block paved driveway provides ample off road parking. To the rear is an enclosed, landscaped low maintenance garden with sleeper beds and a good degree of privacy.

**TENURE**

A freehold property.

**COUNCIL TAX. BAND E.**

