

## Terrain Map



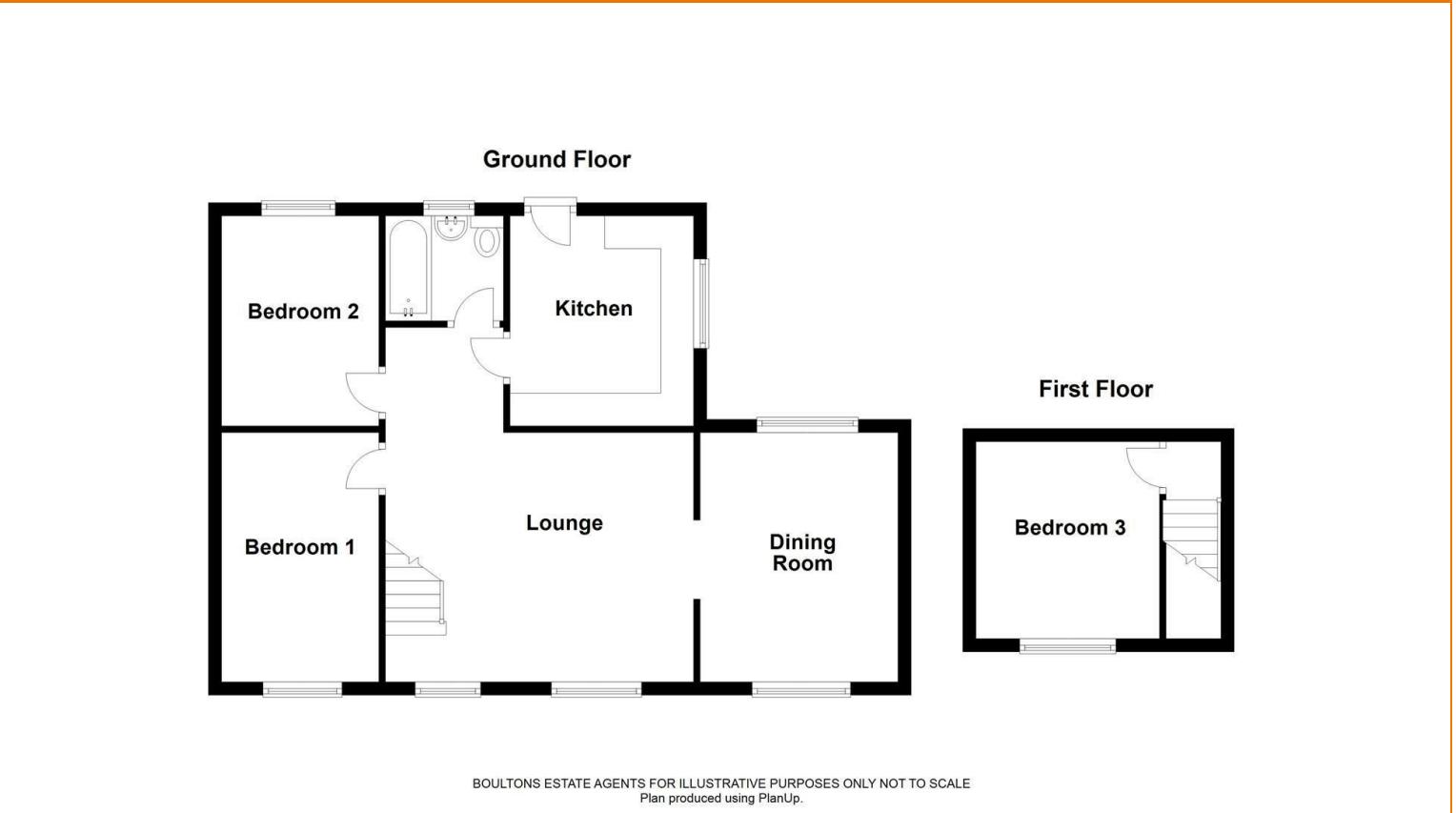
## Hybrid Map



## Terrain Map



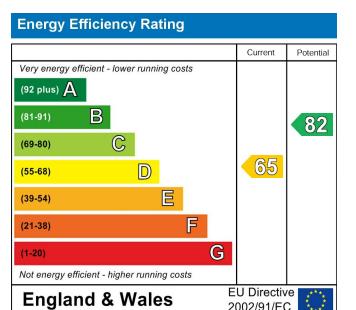
## Floor Plan



## Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



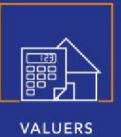
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# BOULTONS



## Moorside Road

Kirkheaton, Huddersfield, HD5 0LP

Offers Around £259,950



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This superbly presented semi-detached, dormer bungalow offers a delightful blend of comfort, convenience and versatility.

With three well-proportioned double bedrooms (two on the ground floor and one first floor) plus modern fixtures and fittings throughout, this property is ideal for families or those seeking a downsize without compromising on living space. The bungalow features thoughtfully designed living arrangements which will appeal to buyers from many age groups.

Standout aspects of this home include its versatile layout and modern appointments, including a stylish fitted kitchen and open plan dining and living rooms which enhance the living space and provides a social and practical arrangement. The property is situated on the edge of open countryside, near to popular schooling and its location boasts excellent access to the M62, making it an ideal base for commuters.

Whether you are travelling for work or leisure, you will find that this property offers both a village appeal and accessibility to local and regional financial centers.

Do not miss the chance to make this lovely property your new home and book your viewing today.

## ACCOMODATION

### GROUND FLOOR

#### LOUNGE

The focal point of this substantial and well presented reception room is an eye catching log burner atop a stone hearth with distressed oak mantle piece over. There is an attractive exposed engineered oak floor covering and

boasting good levels of natural light from the two uPVC double glazed windows positioned to the front elevation. An open feature staircase allows access to the first floor accommodation.

#### DINING ROOM

9'10" x 9'10"

Semi open plan in design with a decorative, rustic Yorkshire stone feature arch. To the front and rear elevations there are uPVC double glazed windows, you will find a central heating radiator, decorative and provision for wall lighting.

#### KITCHEN

10'2" x 9'2"

Recently fitted with a quality and contemporary range of wall and base units featuring a complimentary run of quartz effect working surfaces atop the base units and draws. The kitchen is further equipped with an electric hob, integrated ovens (including a microwave facility), a fridge freezer, dishwasher and washing machine. There is an oversized composite inset sink unit with mixer tap over adjacent to the UPVC double glaze window which is positioned to the side elevation of the property. You will find under unit lights in addition to spotlights within the ceiling plus a central heating radiator and a traditionally styled but modern composite stable style door giving easy access to the exterior of the property.

#### BEDROOM 1

12'5" x 8'10"

A well presented and spacious bedroom located to the front of the property and with a central heating radiator and a uPVC double glazed window.

#### BEDROOM 2

10'5" x 7'10"

Another double bedroom with a central heating radiator

and a uPVC double glazed window overlooking the rear garden.

#### BATHROOM

5'10" x 5'2"

Fitted with a a modern three piece white suite comprising a low level w.c, a wash hand basin and a panel bath with shower over. There are part tiled walls and a uPVC double glazed window positioned to the rear elevation with privacy glass inset.

#### FIRST FLOOR

#### BEDROOM 3

9'10" x 9'2"

A dormer style bedroom with a uPVC double glazed window, central heating radiator and in good decorative order.

#### LANDING AREA

A small circulation area and with additional cupboard storage.

#### OUTSIDE

Extensive and well stocked gardens which are well maintained are to be found to both the front and rear of the property. The rear garden being of particular note and featuring seating areas, a pergola, greenhouse, planted pockets and a lawned centre piece.

#### GARAGE

Concrete sectional in construction and accessed from the driveway which provide parking for a number of vehicles.

#### COUNCIL TAX BAND B

#### TENURE

Originally long leasehold with the current owners having bought the freehold. Therefore offered as a freehold interest with the benefit of the leasehold interest also.

#### USEFUL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### AGENTS NOTES

Stamp duty will be paid under certain conditions (principle residence only) and subject to an acceptable offer.

