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Moorlands Crescent, Mount Huddersfield, Yorkshire

Offers over £260,000

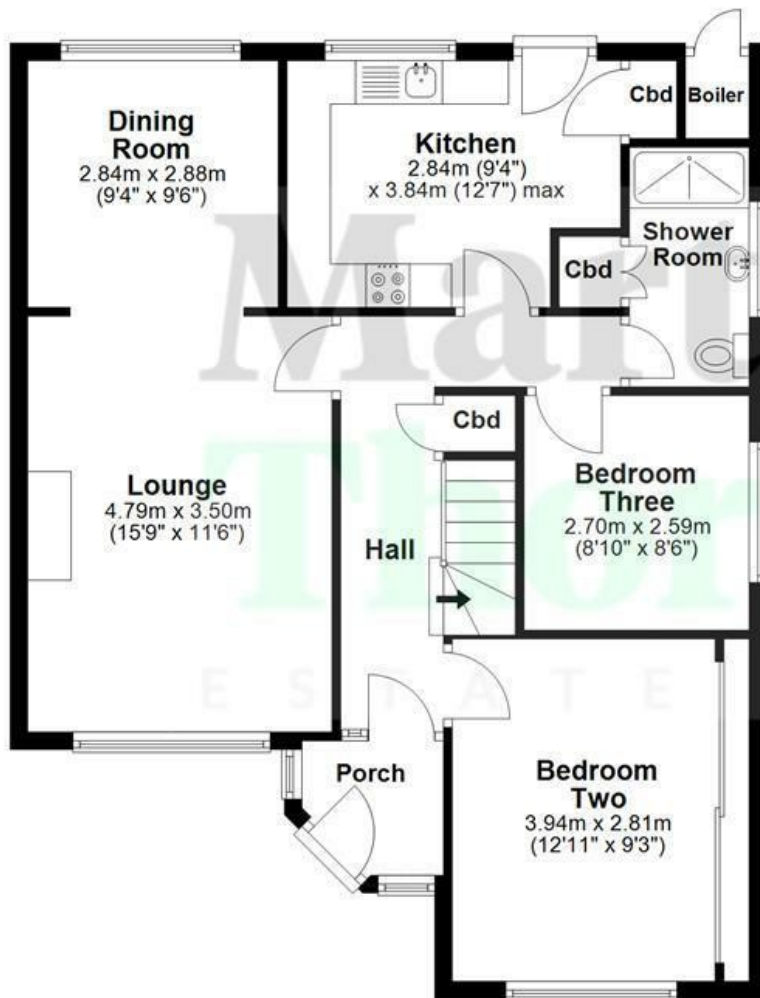
This lovely, three-bedroom semi-detached bungalow is conveniently situated within a short distance of the M62 motorway network, serving Leeds and Manchester City Centres. It has been enjoyed by the current owner for the last forty years. The property is in an area with local recommended schooling and is a short drive away from Lindley Village with its various amenities. The property may prove suitable for persons requiring ground floor accommodation. It comprises an entrance porch, entrance hall, two ground floor bedrooms, living diner, kitchen with integrated appliances and house bathroom. On the first floor, there is a further double bedroom and a shower room. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, there is a front garden area with mature shrubbery borders and a tarmac driveway leads down the side of the property to an oversized single car garage. There is a lawn area to the rear, with further shrubbery borders.

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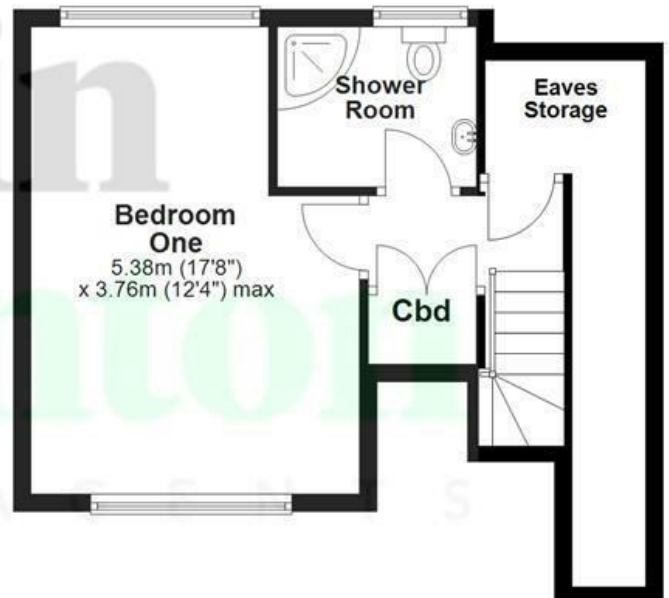
Floorplan



Ground Floor



First Floor



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

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Details

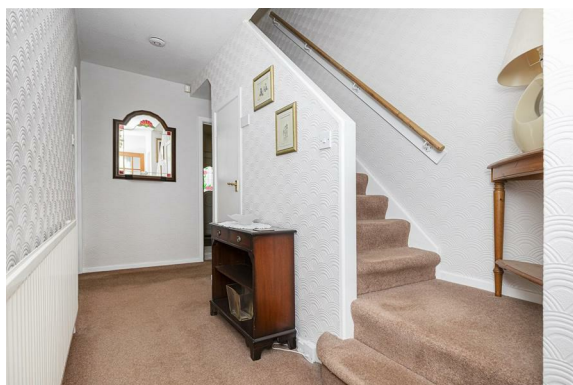


Entrance Porch

A uPVC door with decorative double-glazed inserts and matching side panels opens to the entrance porch. A timber and bevelled glazed door opens to the inner entrance hall.

Entrance Hall

The hall has a radiator, a ceiling light point and a useful under stairs storage cupboard with hanging hooks and rails for storage. A staircase leads up to the first floor landing and access can be gained to the following rooms:



Kitchen

The kitchen is positioned at the rear of the property and has a lovely outlook over the rear elevation via a uPVC double-glazed window. It has a range of wall and base cupboards, drawers, roll-edge worktops and a one and a half bowl stainless steel sink with twin taps. Integrated appliances include an oven, four-ring gas hob, canopy style filter hood. There is plumbing for an automatic washing machine, space for a freestanding fridge and additional pantry storage. The room has vinyl style flooring, brick style tiled surrounds, a serving hatch, a ceiling light point and a radiator. A uPVC door with decorative double-glazed insert gives access to the rear garden.



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Living Diner

From the entrance hall, a timber and bevelled glazed door opens to the living diner, which has a dual aspect, with uPVC double-glazed windows to the front and rear elevations. There is a central ceiling light point, coving to the ceiling and two wall light points. The focal point of the room is a marble hearth and stone surround, home to a gas fire. An archway leads through to the dining area, which has a ceiling light point, coving to the ceiling and a radiator. There is plenty of space for furniture.



House Shower Room

This room has an off-white suite comprising a walk-in shower cubicle with a sliding door, home to a waterfall style, mains fed shower; a pedestal wash hand basin with twin taps and a low-level WC. There is vinyl style flooring, tiling and aqua boarding to the walls and a central ceiling light point and a radiator. There is a uPVC double-glazed window and a useful shelved storage cupboard, perfect for linen, etc.



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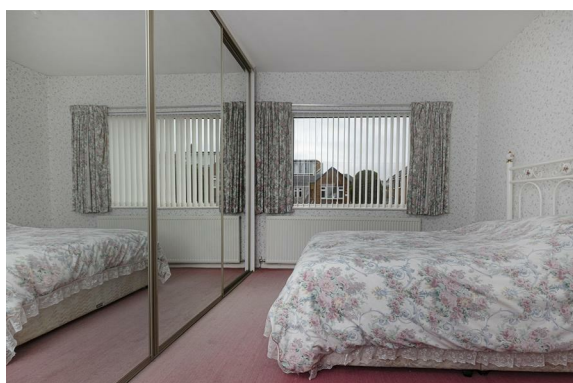
Bedroom

This bedroom has a uPVC double-glazed window overlooking the side elevation. There are fitted wardrobes with shelving and hanging rails, fitted drawers, a ceiling light point and a radiator.



Bedroom One

This double bedroom is positioned at the front of the property and has a large uPVC double-glazed window. There are useful fitted wardrobes with sliding mirrored doors, hanging rails and shelving. The room has a ceiling light point and a radiator. A staircase gives access to a half landing.



Half Landing

This landing area has a large under eaves storage cupboard. A single step leads up to a further landing, with a storage cupboard comprising hanging rails and shelving.

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Shower Room

This room has a white suite comprising a corner shower cubicle, home to an electric Mira shower, a wall-hung wash hand basin with twin taps and a low-level WC. There is vinyl style flooring and a ceiling light point. A uPVC double-glazed window overlooks the rear elevation.



Bedroom Two

This double bedroom has a dual aspect with large uPVC double-glazed windows to the front and rear elevations. There are useful fitted wardrobes with hanging rails and shelving, a ceiling light point and a radiator. The room also has under eaves storage.



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External Details

At the side of the property, a tarmacked driveway provides off-road parking for several vehicles and access to a garage. There is a lawn with mature shrubbery borders, an outside EV BP Pulse car charging point and security lighting. At the rear of the property, there is a lovely lawned garden with shrubbery borders, perfect for outdoor entertaining. There is an outside store, home to the property's Vaillant gas central heating boiler.



Garage

The larger than average single car garage has an up-and-over door, a side entrance door and two windows. There is power and light.

Tenure

The vendor informs us that this property is Freehold.

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Directions

