



54 Mount Avenue, Mount, Huddersfield, HD3 3XW  
£275,000

**bramleys**

This deceptively spacious 3 bedroom semi-detached property has been extended from its original form by way of a sitting room extension to the rear and is also enhanced by a spacious car port, with larger than average detached garage.

Situated in the highly desirable location of Outlane, which provides easy access to both J.23 & J.24 of the M62. With gas fired central heating and uPVC double glazing, the property would make an ideal purchase for those with a young and growing family.

Only by a personal inspection can one truly appreciate the size, quality and versatility of this family home.

Energy Rating: C



## GROUND FLOOR:

Enter the property through a uPVC double glazed, side entrance door.

### Kitchen

11'10" x 9'0" (3.61m x 2.74m)

Fitted with a range of matching wall and base units, with laminated work surfaces and part tiled walls. There is a 4 ring gas hob with built-in oven, plumbing for a washing machine, inset sink unit with mixer taps and side drainer, built in pantry cupboard and a uPVC double glazed window.

### Lounge

13'2" x 11'10" (4.01m x 3.61m)

Having a uPVC double glazed bow window to the front, wall light points, a central heating radiator, marble hearth and backdrop with Adams style fire surround and mantel. There is open access into the dining area.

### Dining Area

11'10" x 8'3" (3.61m x 2.51m)

### Sitting Room

9'4" x 8'2" (2.84m x 2.49m)

With a uPVC double glazed window to the rear and sliding double glazed patio doors which give access to the rear garden.

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and pedestal wash basin. There is also a feature circular sealed unit double glazed window.

## FIRST FLOOR:

### Landing

### Bedroom 1

12'5" x 10'2" (3.78m x 3.10m)

Situated to the front of the property, having a range of fitted furniture including wardrobes with hanging and shelving facilities, centre knee hole dressing table, overhead store cupboards, wall light points, central heating radiator and a uPVC double glazed window.

### Bedroom 2

12'7" max x 10'2" max (3.84m max x 3.10m max)

Situated to the rear of the property, having a uPVC double glazed window, central heating radiator and a walk-in store cupboard.

### Bedroom 3

9'0" max x 7'5" max (2.74m max x 2.26m max)

Having a bulk-head storage cupboard, central heating radiator and a uPVC double glazed window.



## Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, pedestal wash basin, corner bath and shower cubicle. There are part tiled walls, 2 uPVC double glazed windows and a central heating radiator.

## OUTSIDE:

To the front of the property there is a block paved driveway which gives access to the attached car port and garage, the front garden is lawned with mature borders. To the rear there is an enclosed, low maintenance paved garden with mature shrubs.

## Car Port

26'3" x 8'10" (8.00m x 2.69m)

Being open front and leading to the detached single garage.

## Garage

19'4" x 10'0" (5.89m x 3.05m)

With an up and over door, power/light points and a stainless steel sink unit.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave Huddersfield via Trinity Street (A640) and at the Gledholt roundabout go straight ahead into Westbourne Road which then becomes New Hey Road. Follow the road to the Bay Horse

roundabout and go straight ahead passing the Merrie England restaurant, Salendine Nook High School and Sainsburys supermarket. Shortly before reaching the Quarry Garage turn right into Moorlands Road, left into Roman Avenue, right into Roman Drive and then left into Mount Avenue where the property can be identified by the Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

C

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## VIEWINGS:

Please call our office to book a viewing on 01484 530361.

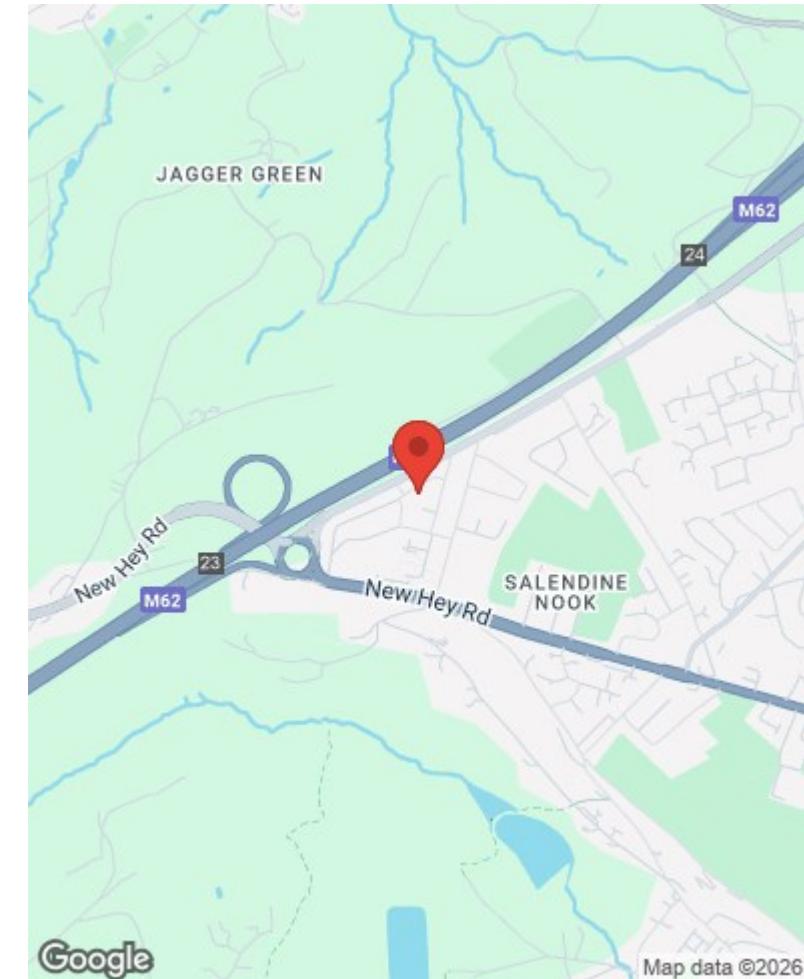
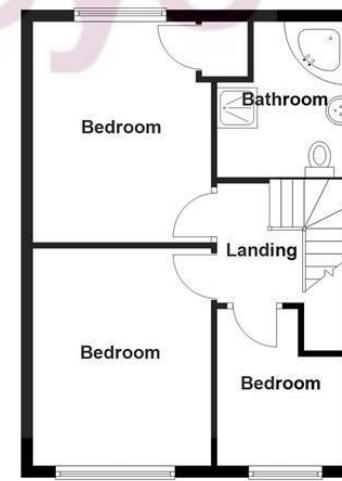




## Ground Floor



## First Floor



## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		83	
EU Directive 2002/91/EC			

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