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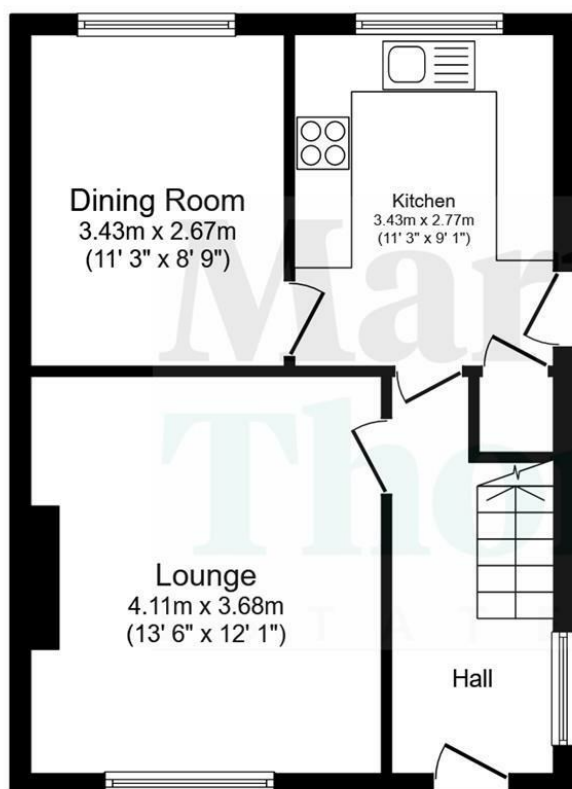
Mount Avenue, Mount Huddersfield, Yorkshire

**Offers in the region of
£300,000**

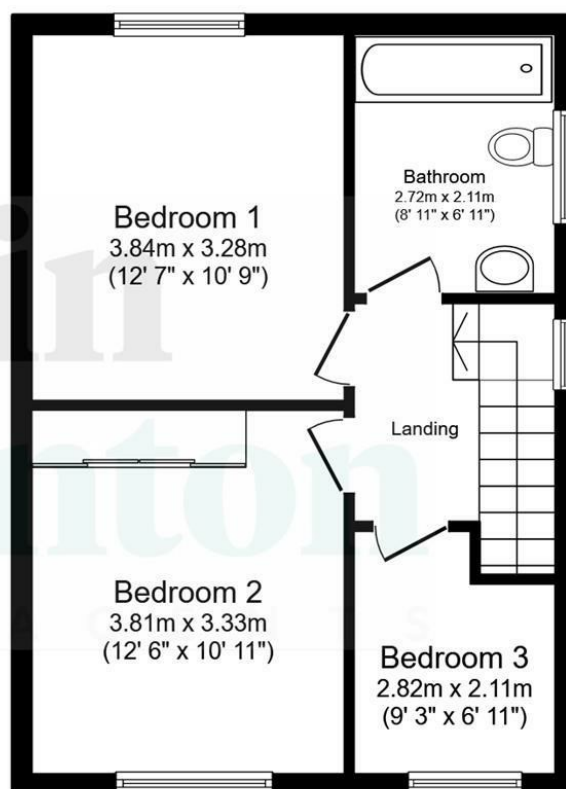
Located in this ever popular area is this well-presented, three-bedroom semi-detached home with two reception rooms. It is perfectly positioned for local amenities, school and M62 motorway access. The accommodation is presented to a high standard throughout and comprises entrance hallway, good-sized living room, kitchen with integrated appliances and separate formal dining room. On the first floor, there are three bedrooms, the two larger rooms with built-in wardrobes, and a stylish house bathroom. The property has a gas-fired central heating system, an alarm and uPVC double-glazing. Externally, the concrete driveway provides parking to the front of the property, along with an artificial grassed area, shrubs and hedging. The rear garden is enclosed and has a full-width patio area in patterned concrete with an adjoining level lawn. There is a stone flagged seating/patio area, perimeter walling and fencing. The top level of the garden has a barbecue area, an open pergola with glazed panels, external water and lighting. The enclosed rear garden has various seating and barbecue areas. An early inspection is highly recommended.

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Floorplan



Ground Floor



First Floor

Total floor area: 85.0 sq.m. (914 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Details



Entrance Hallway

An external composite door with decorative opaque glazed panels gives access into the well-appointed entrance hallway. It has a staircase rising to the first floor accommodation, incorporating oak and glazing. Of particular note is the feature flooring that continues into the kitchen. The hallway is light and bright with a side uPVC window and a radiator. An oak internal door opens into the living room. It should be noted that there are oak doors throughout the property.



Living Room

This well-appointed and stylish reception room is positioned at the front of the property and has uPVC glazing. The focal point of the room is a glazed door log effect electric stove recessed to the chimney breast. There is plenty of space for furniture, wall light points, coving to the ceiling and a radiator.



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Kitchen

Positioned at the rear of the property, the kitchen has fitted units to high and low levels, worktops, brick style tiled splashbacks and a sink unit with a single drainer and mixer tap. Integrated appliances comprise a fan oven, four-ring gas hob, canopy style filter hood, fridge freezer and dishwasher. Beneath the worktop, there is space and plumbing for an automatic washing machine. There is a continuation of the flooring in the hallway and a useful under stairs storage cupboard with an oak door, ceiling downlighting and a radiator. The room has a rear uPVC window overlooking the garden and a composite and opaque glazed door leading to the side and rear of the property.



Dining Room

Accessed from the kitchen, this room is positioned at the rear of the property and is utilised as a formal dining room, but could easily be a second sitting room, etc. It has a wide uPVC window overlooking the rear garden, a continuation of the flooring from the kitchen and plenty of space for a formal dining table. There is coving to the ceiling and a radiator.



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First Floor Landing

From the hallway, the oak and glazed staircase rises to the first floor landing. It has a uPVC window to the gable end, a drop-down ladder to loft space, which is boarded and has electric lighting.



Bedroom One

This double bedroom is positioned at the front of the property and has large built-in sliding door wardrobes, along with plenty of space for further furniture. It has a broad uPVC window making the room particularly light and bright. There is also a radiator.



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Bedroom Two

This double bedroom is positioned at the rear of the property and has built-in sliding door wardrobes, one of which houses the boiler for the central heating system, along with plenty of space for further furniture. It has a uPVC window and a radiator.



Bedroom Three

This single bedroom is positioned at the front of the property and has a built-in cupboard with a hanging rail and high level shelf. It has a uPVC window and a radiator.



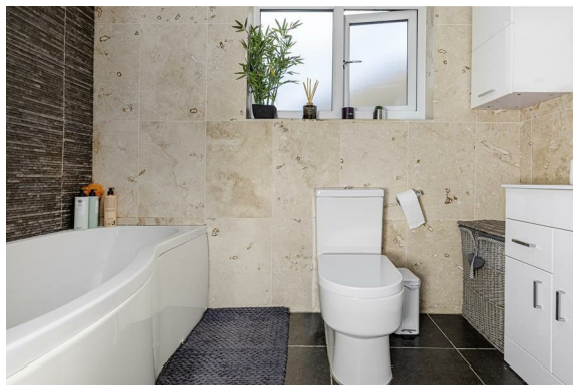
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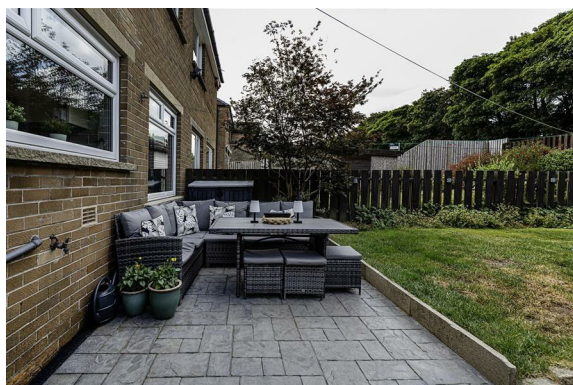
House Bathroom

The bathroom has a white three-piece suite comprising a P-shaped bath with a curved shower screen, a wall-mounted hand-held shower attachment and a waterfall style shower fitting; a rectangular wash hand basin with drawers beneath and a low-level WC. There is tiling to the walls and floor, an aqua panelled ceiling with downlighting and an upright chrome ladder style radiator. To the side elevation, there is a uPVC opaque window.



External Details

At the front of the property, there is a low-level perimeter wall, parking on the concrete patterned driveway and an artificial grassed area. There are shrubs and a low-level box style privet hedge. The driveway continues to the right-hand side where there is a timber gate and fence, along with access to the timber garage. The rear garden is enclosed and has a full-width patio area in patterned concrete, making an ideal eating and entertaining space, with an adjoining level lawn. A pathway continues to the rear of the garage where there is a stone flagged seating/patio area, perimeter walling and fencing. Stone flagged steps lead up to the top level, which has a barbecue area, an open pergola with glazed panels, external water and lighting. The rear of the property is an ideal place for a hot tub, with a power supply already installed.



Garage

The garage is larger than average with an up-and-over door, side window, power and lighting.

Tenure

The vendor informs us that the property is freehold.

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Directions

