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**8 Moor Top Road, Kirkheaton  
Huddersfield,**

**Offers over £650,000**

\*\*\*MARTIN THORNTON PLATINUM\*\*\*

Audley House is a most individual double-fronted, detached family home with a double garage and extensive parking. It is located on the edge of this popular and highly accessible village, and offered with the advantage of no onward chain. The interior is contemporary and characterful, featuring a gas-fired central heating system, sealed unit double-glazing and a comprehensive security system. This most distinctive home with its wide facade has the majority of accommodation on the ground floor. It comprises an entrance porch and vestibule, leading into a wide entrance hallway with a feature staircase, large living room, kitchen with integrated appliances, utility, formal dining room, sitting room/snug with a wood burning stove, and a conservatory with access out into the garden. There are four bedrooms, the master with an en suite, and a family bathroom also incorporating a double walk-in shower. On the first floor, there is a multipurpose room, ideal for a games/play room, home office, or fifth bedroom, etc. An internal inspection is an absolute must to appreciate all that is on offer. Some of the internal features were reclaimed from a local church, which contrast beautifully with the contemporary fixtures, fittings and colour scheme. Externally, electric gates give access to the large driveway, providing extensive parking and access to the double garage. There are paved seating areas enjoying southerly aspect and lawns to the rear and side. The property has access to amenities within the village, including schooling, and would make a perfect commuting base for surrounding major towns and cities.

# 8 Moor Top Road, Kirkheaton Huddersfield,

## Floorplan



Ground Floor



First Floor



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

# 8 Moor Top Road, Kirkheaton Huddersfield,

## Details



### Entrance Porch

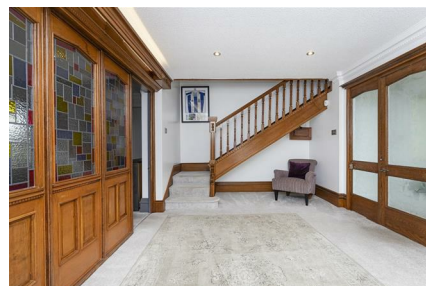
A recessed porch with a stone archway gives shelter from the elements and a timber and glazed door, with matching screens on either side, gives access to the entrance vestibule.

### Entrance Vestibule

The vestibule has timber and glazed panels leading through to the entrance hallway and a door leading to the double garage.

### Entrance Hallway

The wide entrance hallway is particularly light and bright, with superb internal joinery. We understand that some of the joinery was reclaimed from a local church and creates a focal point for this space, with a stunning spindle staircase rising to the first floor accommodation, and a timber and leaded glazed door with opaque glass panels to the left-hand side. There are detailed door architraves, deep skirting boards, decorative cornice coving, ceiling downlighting and a radiator.



### Living Room

This large formal reception room is positioned at the rear of the property. It is particularly light and bright with a dual aspect, with double-glazed windows with timber mullions on either side. The focal point of the room is a stylish fire surround with a matching raised hearth, home to a log effect living flame fire. There are deep skirting boards, detailed cornice coving, a matching ceiling centrepiece and various wall light points. The room has plenty of space for furniture and two radiators.



### Kitchen

From the entrance hallway on the left-hand side, steps lead down to a decorative timber and opaque glazed door that leads to the kitchen. The kitchen is stylishly presented with contemporary units to high and low levels, oak woodblock style worktops and matching upstands and a one-and-a-half bowl sink with single drainer and mixer tap. Integrated appliances include an electric fan oven, five-ring ceramic hob, fridge freezer and dishwasher. There is a high angled ceiling and double-glazed front and rear windows. Oak style laminate flooring continues through into the adjoining dining/sitting area.



### Snug / Sitting Room

The multipurpose space is positioned between the kitchen and the formal dining room. It could be used as a breakfasting area, but is currently used as a sitting area/snug. It has a Contura glazed door wood burning stove. The room is light and bright with a high ceiling, wall light points and a continuation of the oak effect flooring. It has provision for a wall-mounted TV and a high level double-glazed window. A timber and glazed door leads through to the rear conservatory. Accessed via a wide archway is the dining room.



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### Dining Room

Positioned at the rear of the property, this room can easily accommodate a large formal dining suite. There are rear windows overlooking the garden, a high angled ceiling, deep skirting boards and a radiator.

### Conservatory

The conservatory enjoys a westerly aspect, benefitting from the afternoon sun. It has uPVC glazing to three elevations, a continuation of the oak flooring, ceiling downlighting and French uPVC doors leading into the rear garden.



### Utility

Accessed from the kitchen, the utility has further storage cupboards, a stainless steel sink unit and plumbing for an automatic washer. This area is home to the boiler for the gas-fired central heating system and has an external timber and double-glazed door, which serves as an additional everyday entrance to the property. The floor is mainly tiled, with a robust matting/carpeting.

### First Floor

From the entrance hallway, the wonderful spindle staircase rises to the first floor.

### Home Office/Games/Playroom

This multipurpose room would make an ideal home office, playroom/games room, etc. It has double-glazed windows to the front elevation and a rear high-level Velux window. There is grey laminate flooring, provision for a wall-mounted TV and built-in cupboards with shelving. There is a fixture bar, using contrasting metals.



### Rear Hallway

Accessed through the living room, there is a rear hallway. This gives access to four bedrooms and has plenty of natural light with two large Velux windows and a rear double-glazed window overlooking the garden. It is presented to a high standard and of particular note at the oak internal doors and contrasting internal joinery. There are two radiators.

### Master Bedroom

This large double bedroom has built-in furniture comprising six wardrobes, drawers and storage cupboards, with space for further furniture. It is light and bright with windows to three aspects and various wall light points. There is provision for a wall-mounted TV, a radiator and, being the master bedroom, access to an en suite shower room.



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### En Suite Bathroom

This spacious room has electric under floor heating, a freestanding roll-top bath with centrally positioned taps, incorporating a hand-held shower attachment. There is a matching Heritage vanity hand basin with a towel rail beneath and low-level WC. The room has brick style half-height tiling, feature floor tiling, an illuminated mirror and a radiator, which incorporates a towel rail. There is a double-glazed window.



### Bedroom Two

This double bedroom has built-in furniture comprising a double wardrobe with a hanging rail and shelving, storage cupboards and space for further furniture. It has mullioned double-glazed windows and a radiator.

### Bedroom Three

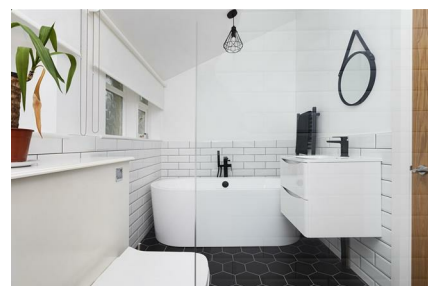
This double bedroom is a similar size to bedroom two and has plenty of space for furniture. There are wall light points, mullioned rear double-glazed windows and a radiator.

### Bedroom Four

This single bedroom has double-glazed windows and a radiator.

### House Bathroom

The good-sized bathroom incorporates a freestanding double-ended bath with a floor-mounted mixer tap and hand-held shower attachment. There is a rectangular hand basin with drawers beneath and a low-level WC with a concealed cistern. The walk-in double shower has a glazed screen, brick style tiling and an overhead waterfall style shower fitting, along with a hand-held shower attachment. There is floor tiling, an extractor fan, rear windows and an upright ladder style radiator.



### External Details

Between two heavy stone gate posts, automatic gates give access to the large tarmac driveway, providing parking for numerous vehicles. There are pop-up security posts and the driveway widens to double/treble width and gives access to the double garage. The garden has perimeter walling and fencing, mature beds and borders, external lighting and power sockets. From the driveway, two steps lead down to a stone flagged patio area, which can be a real sun trap and enjoys a southerly aspect, with views towards Castle Hill in the distance. There is perimeter hedging, evergreen bushes and a pathway that continues around to the door of the utility room. To the left-hand side of the property, there is a metal gate and a pathway continuing around the side and to the rear. There is perimeter evergreen hedging, fencing, a lawn and a stone flagged patio to the rear, which, again, can be a real sun trap, and is not immediately overlooked. This can also be accessed from the French doors in the conservatory. From here, a pathway continues around to the rear and side, where there is a further secluded side garden, with a lawn and pathway, mature shrubbery beds and borders, perimeter fencing and hedges.

### Double Garage

The garage has twin automatic up-and-over doors, power, lighting and water. A door leads into the main property.

### Tenure

The vendor informs us the property is Freehold.



# 8 Moor Top Road, Kirkheaton Huddersfield,

Directions

