



Moor Hill Road, HUDDERSFIELD, HD3 3SF

welcome to

Moor Hill Road, HUDDERSFIELD

A beautifully modernised semi-detached home on Moor Hill Road, offering two bedrooms, two reception spaces, and a bright open-plan kitchen. The south-facing rear garden features decking, a generous lawn, and ample space for seating. Ideally located close to local amenities and well-regarded schools.



Entrance Hall

A welcoming entrance hall fitted with soft carpet underfoot and a neatly positioned radiator for year-round comfort. This space sets the tone for the home, offering a clean, bright introduction with access to the main living areas.

Lounge

12' 8" into recess x 10' 8" (3.86m into recess x 3.25m)

A bright and welcoming lounge featuring a cosy gas fire as the focal point, complemented by soft carpet for added comfort. A double-glazed bay window to the front elevates the space with natural light, creating an inviting setting for everyday living.

Kitchen

15' 7" x 9' 9" (4.75m x 2.97m)

A stylish and modern kitchen featuring laminate flooring and sleek worktops, complete with a central island that offers additional workspace and room for dining furniture. The layout includes a drainer sink, integrated dishwasher, gas hob with extractor hood, and dedicated space for a fridge/freezer. A built-in wine cooler adds a premium touch, making this a practical yet contemporary space ideal for cooking, hosting, and everyday living.

Reception Room 2

10' 1" extension x 14' 2" (3.07m extension x 4.32m)

An inviting open-plan space that flows seamlessly from the kitchen, enhanced by two skylight windows that fill the room with natural light. A radiator provides comfort, while the generous floor area offers plenty of room for seating and additional furniture. Doors open directly onto the outdoor patio, creating an easy transition between indoor and outdoor living.

Utility Room

15' 10" x 4' 10" (4.83m x 1.47m)

A practical and well-organised utility space featuring carpet flooring and laminate worktops, with designated areas for a washing machine and tumble dryer. Two double-glazed windows to the side bring in natural light, while a radiator ensures the room

stays warm and functional throughout the year.

Landing

A bright landing area finished with soft carpet and a double-glazed window to the side that brings in natural light. A loft hatch provides additional storage access, keeping the space practical and tidy.

Bedroom One

13' 8" x 10' 11" (4.17m x 3.33m)

A chic and well-presented double bedroom featuring soft carpet, a radiator for comfort, and integrated wardrobes that maximise storage while keeping the space sleek. Two double-glazed windows bring in plenty of natural light, creating a bright and inviting atmosphere.

Bedroom Two

9' 10" x 9' 9" (3.00m x 2.97m)

A neatly presented bedroom featuring soft carpet, a radiator for comfort, and a double-glazed window overlooking the rear garden. A bright and versatile space ideal as a second bedroom, guest room, or home office.

Bathroom

A modern family bathroom featuring a heated towel rail, laminate flooring, and a double-glazed window to the rear for natural light. The suite includes a bath with overhead shower, sink, and low-flush W/C, complemented by an extractor fan for ventilation. A clean, practical space designed for everyday comfort.

External

The property enjoys a sunny south-facing rear garden complete with power and lighting, offering excellent potential for outdoor living. A decked area to the side provides an ideal spot for seating or dining, while the low-maintenance lawn offers ample room for additional furniture, planting, or pottery. A practical and versatile outdoor space that suits both relaxation and entertaining.



view this property online williamhbrown.co.uk/Property/HDF118571



welcome to

Moor Hill Road, HUDDERSFIELD

- Modernised two-bed semi-detached home
- Bright open-plan kitchen/dining with island
- Spacious living area with skylights
- South-facing garden
- Ample outdoor space for seating or pottery

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in the region of

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HDF118571](https://www.williamhbrown.co.uk/Property/HDF118571)



Property Ref:
HDF118571 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)