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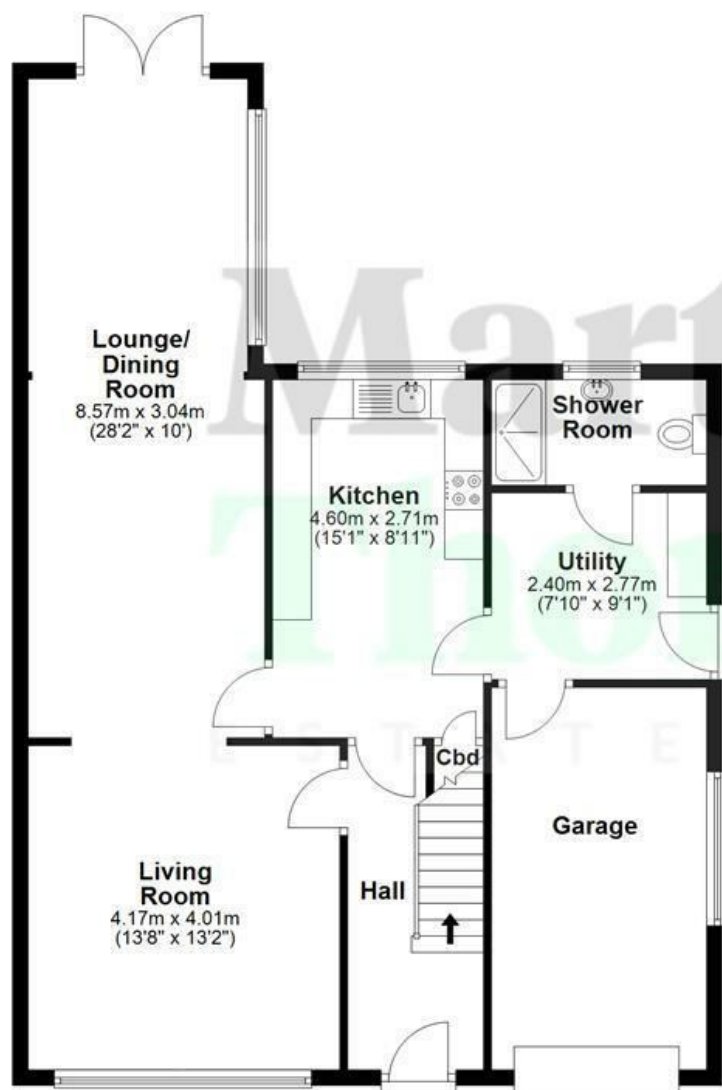
Marcus Way, Mount Huddersfield,

Offers over £400,000

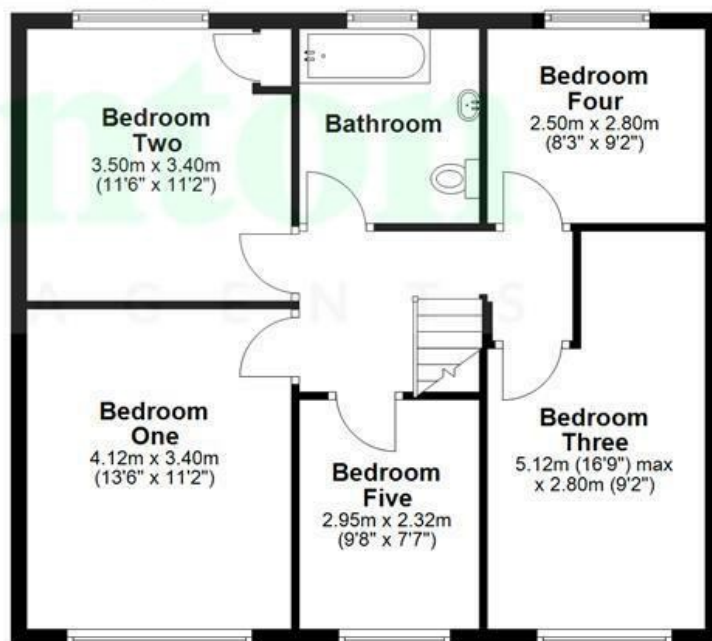
Enjoyed by the current owners for many years, and thoughtfully extended from its original form, is this five-bedroom family home. It is situated in the highly regarded residential area of Mount, well placed for recommended local schooling and with convenient access to the M62 motorway network. The accommodation comprises an entrance hall, open-plan living room leading to a living/dining area, fitted kitchen with integrated appliances, utility, downstairs shower room and integral garage with an electrically operated roller shutter door. On the first floor, there are five well-proportioned bedrooms and a family bathroom. The property has a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, the property benefits from a concrete driveway to the front, providing off-road parking for multiple vehicles. At the rear, there is a low-maintenance garden, ideal for outdoor entertaining.



Ground Floor



First Floor



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

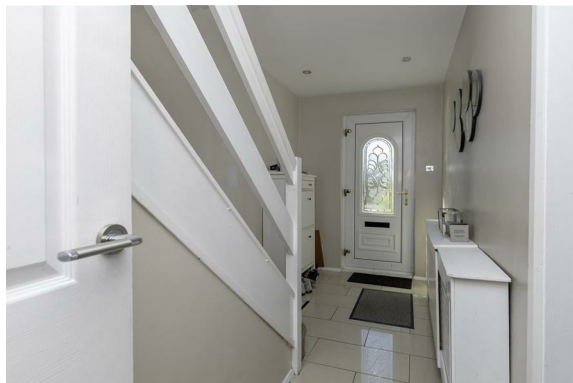
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Entrance Hall

A uPVC door with a decorative double-glazed insert opens to the entrance hall, where there is tiling to the floor, ceiling downlighting and a radiator. A balustrade and spindle staircase leads up to the first floor landing. From here, access can be gained to the following rooms:



Living Room

This room is positioned at the front of the property and has a lovely uPVC double-glazed window overlooking the garden. There is ceiling downlighting, laminate style flooring and a radiator. An archway gives access to the living/dining area.



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Living/Diner

This area has a lovely feature exposed stone wall, ceiling downlighting, a serving hatch into the kitchen, laminate style flooring running throughout that continues into the dining area. There is plenty of space for a dining table, a ceiling light point, wall light points and a radiator. A uPVC window allows natural light from the side elevation and a set of French style uPVC doors give access to the rear garden.



Kitchen

The kitchen can be accessed via the living/diner and the hallway. It has a range of wall and base cupboards, drawers, roll edge worktops, a one-and-a-half bowl stainless steel sink unit with twin taps and brick style tiled surrounds. Integrated appliances include a double oven, four-ring gas hob and filter hood. The worktop incorporates a breakfast bar. There is a useful under stairs pantry, tiling to the floor, ceiling downlighting and a radiator. A timber door gives access to the utility.



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Utility

The utility has working surfaces, wall cupboards, space and plumbing for an automatic washing machine and space for an American style fridge freezer. There is a ceiling light point and a timber door leading to a downstairs shower room. A uPVC door with a double-glazed insert gives access to the side elevation.



Downstairs Shower Room

This room comprises a low-level WC, a pedestal hand basin with mixer tap and a corner shower cubicle, home to a Triton electric shower. A uPVC double-glazed window provides natural light from the rear elevation. There is a ceiling light point, an extractor fan and laminate style flooring.



Integral Garage

Accessed from the utility area, the integral garage has an electrically operated roller shutter door, a uPVC window allowing natural light from the side elevation and a ceiling light point. This area is also home to the electric fuse board and the Vaillant central heating boiler.

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First Floor Landing

From the entrance hall, a staircase leads up to a split landing.



Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC double-glazed window overlooking the garden and beyond. It has ceiling downlighting throughout and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window and built-in wardrobes with hanging rails, shelving and overhead storage cupboards. There is an additional built-in linen cupboard. The room has a ceiling light point and a radiator.

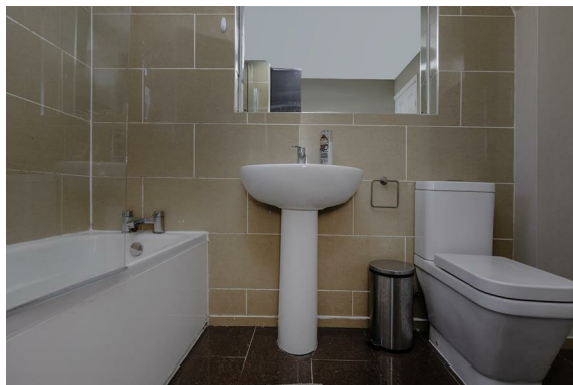
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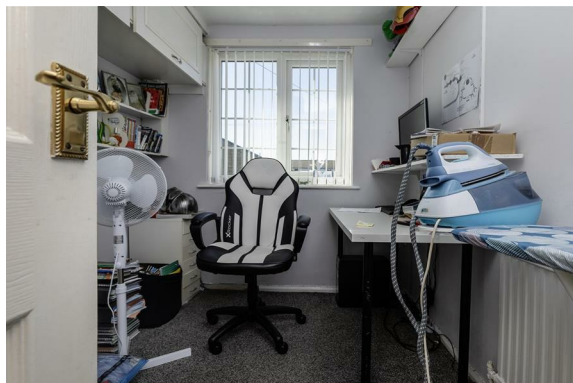
House Bathroom

The bathroom has a white suite comprising a low-level WC, pedestal hand basin with mixer tap and a panelled bath with a splash screen and a mains fed shower over. There is tiling to the floor, appropriate tiling to the walls, an inset mirrored unit, ceiling downlighting throughout, an electric shaver point and a chrome ladder style heated towel rail. A uPVC double-glazed window overlooks the rear garden.



Bedroom Three/Study

This room is currently utilised as a work-from-home study and has a uPVC double-glazed window to the front elevation. It has useful built-in wardrobes with hanging rails, shelving and overhead storage cupboards, along with a ceiling light point and a radiator.



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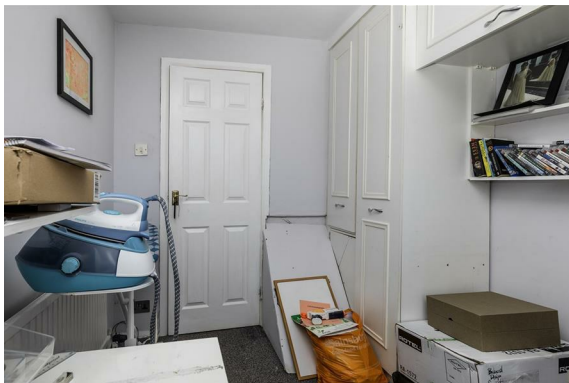
Bedroom Four

This bedroom is positioned at the rear of the property and has a uPVC double-glazed window overlooking the garden. It has ceiling downlighting and a radiator.



Bedroom Five

This double bedroom has a uPVC double-glazed window to the front elevation. It has plenty of space for fitted or freestanding furniture, ceiling downlighting, a central ceiling light and a radiator.



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External Details

At the front of the property, there is a concrete driveway providing off-road parking for several vehicles and access to the integral garage. There is a low-maintenance lawned garden and the driveway leads around the side of the property to a timber gate giving access to the rear garden. The rear garden has a flagged patio seating area, perfect for outdoor entertaining, and a lawn with fenced and walled borders. There is a useful timber shed, security lighting and a water point.



Integral Garage

Tenure

The vendor informs us that this property is Freehold.

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Directions

