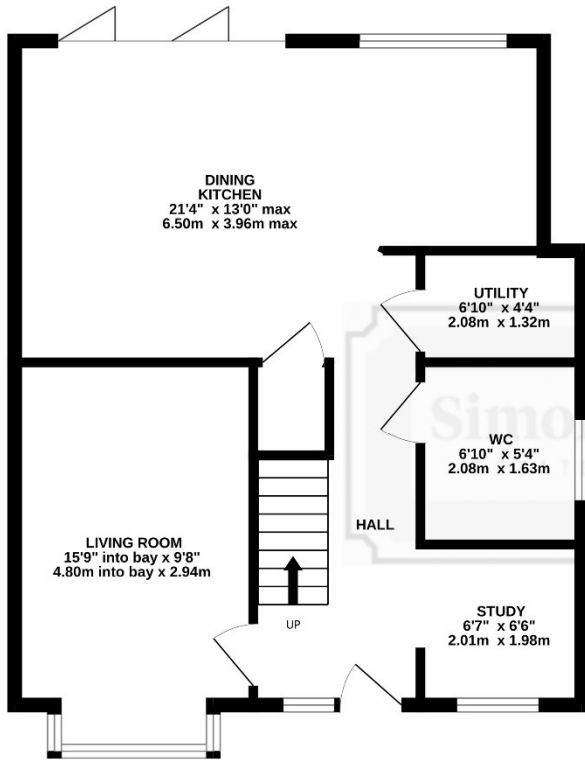


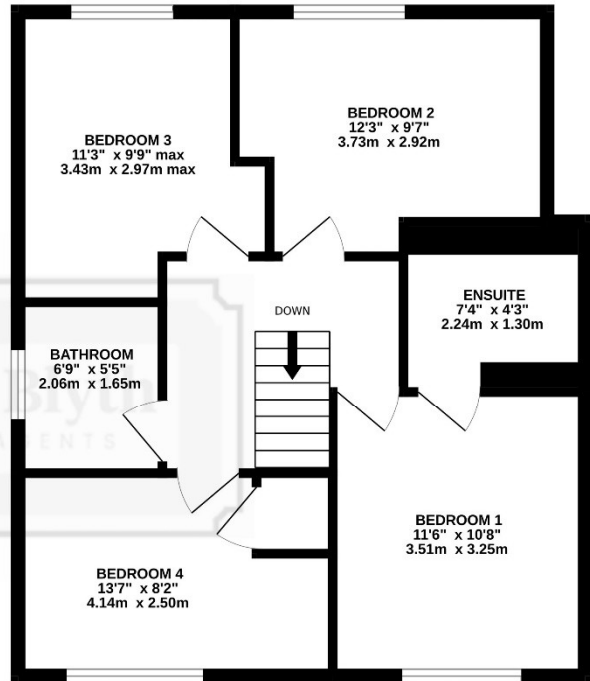


63 Mallard Court, Crosland Moor, Huddersfield, HD4 5FD

GROUND FLOOR



1ST FLOOR



MALLARD COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

A beautifully presented 4 double bedroomed detached double fronted home situated on a private drive and providing nicely appointed and well-planned accommodation, ideal for modern family living.

The property has a gas central heating system, uPVC double glazing, security alarm and briefly comprises entrance hall which is open plan to a study and large dining kitchen with bi fold doors, downstairs w/c and utility room all of which have Evo Core thermo based tile effect flooring, there is also a bay fronted living room. To the first floor a landing leads to 4 double bedrooms (master en-suite) and bathroom. Externally there is a driveway to one side providing off road parking for 2 cars along with an EV charging point and large single garage. There are landscaped gardens to front and rear with a good-sized westerly facing rear garden continuing across the rear of the garage.

Price Offers Around £395,000

GROUND FLOOR

ENTRANCE HALL

Measurements- 17'0" x 8'3"

With a composite and frosted double glazed door with adjacent uPVC double glazed window this provides the area with natural light, there is 'Evo Core' thermo based tiled effect flooring which runs through the hallway, dining kitchen, study, downstairs w.c and utility room. To one side a spindled staircase rises to the first floor with useful storage cupboard beneath, there are inset ceiling downlighters and from the hallway access can be gained to the following rooms: -

LIVING ROOM

Measurements- 15'9" x into bay x 9'8"

This comfortable reception room has a walk-in bay with uPVC double glazed windows looking out over the front garden, there is a ceiling light point and two central heating radiators.



STUDY

Measurements- 6'7" x 6'6"

This is located adjacent to the living room and has a uPVC double glazed window looking out to the front garden together with an inset LED downlighter and central heating radiator.



DINING KITCHEN

Measurements- 21'4" x 13'0"

As the dimensions indicate this is generously proportioned living space ideal for those who wish to entertain. The room is flooded with natural light from three section powder coated aluminium bi-fold doors with integrated blinds and adjacent to this there is a uPVC double glazed window and with a lovely aspect over a westerly facing landscaped garden. There are inset LED downlighters, ceiling light point above the island unit, extractor fan and two central heating radiators. The kitchen is fitted with a range of matt grey base and wall cupboards, drawers, pan drawers together with contrasting overlying worktops with matching splashbacks. There is an inset single drainer stainless steel sink with chrome monobloc tap, four ring halogen hob with stainless steel extractor hood over and stainless-steel electric fan assisted oven, integrated fridge, integrated freezer and an island unit with navy blue cupboards, drawers and pan drawers with contrasting overlying worktop which extends to form a breakfast bar with three double power points each with USB charging points.





UTILITY ROOM

Measurements- 6'10" x 4'4"

With ceiling light point and extractor fan, wall mounted ideal gas fired central heating boiler, central heating radiator, base and wall cupboards, worktop with tiled splashback and with under counter space for washing machine.

DOWNSTAIRS W.C

Measurements- 5'4" x 6'10"

With a frosted uPVC double glazed window, ceiling light point, extractor fan, central heating radiator and with one wall having floor to ceiling tiles together with a Vitra wall hung handwash basin with chrome monobloc tap and low flush w.c.



FIRST FLOOR

LANDING

With inset LED downlighters, loft access with retractable aluminium ladder leading to a partially boarded loft space. There is a central heating radiator and from the landing access can be gained to the following: -

BEDROOM ONE

Measurements- 10'8" x 11'6"

A double room with a uPVC double glazed window looking out over the front garden and with far reaching views over the rooftops, there is a ceiling light point, central heating radiator and to one side a door gives access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements- 7'4" x 4'3"

This has sections of floor to ceiling tiled walls, inset LED downlighters, extractor fan, chrome ladder style heated towel rail, 'Evo Core' thermo based tiled effect flooring and fitted with a suite comprising Vitra wall hung handwash basin with chrome monobloc tap, low flush w.c and large shower cubicle with sliding glass door and chrome shower fitting incorporating fixed shower rose and separate hand spray.



BEDROOM TWO

Measurements- 12'3" x 9'7"

A double room with a uPVC double glazed window looking out over the westerly facing rear garden. There is a ceiling light point and central heating radiator.



BEDROOM THREE

Measurements- 11'3" x 9'9"

A double room situated adjacent to bedroom two and enjoying a similar aspect through a uPVC double glazed window. There is a ceiling light point and central heating radiator.



BEDROOM FOUR

Measurements- 13'7" x 8'2"

A double room situated adjacent to bedroom one and having a uPVC double glazed window looking out over the front garden and with views across the rooftops. There is a ceiling light point, central heating radiator and useful storage cupboard over the bulkhead.

FAMILY BATHROOM

Measurements- 6'9" x 5'5"

With a frosted uPVC double glazed window, inset LED downlighters, extractor fan, chrome ladder style heated towel rail 'Evo Core' thermo based tile effect flooring with sections of floor to ceiling tiled walls and fitted with a suite comprising 'Vitra' wall hung handwash basin with chrome monobloc tap, low flush w.c and panelled bath with glazed shower screen and chrome mixer tap incorporating hand spray.



OUTSIDE

PARKING

The property is situated on a private driveway serving two other properties and has a tarmac drive to the right-hand side of the house which provides off-road parking for two cars as well as giving access to a detached single garage. To the side of the property there is a wall mounted EV charging point.

GARAGE

Measurements- 20'0" x 10'5"

As the dimensions indicate this is larger than most single garages and has an electric up and over door, power, light and a section of roof void storage.

GARDENS

To the front of the property there is a lawned garden with a lovely planted cherry blossom together with planted flowers and a gravel and stone border with a central flagged pathway leading to the main entrance with a canopy over. To the right-hand side of the house the driveway leads to a timber hand gate which opens onto a westerly facing garden. The garden is 40ft in length and has a stone flagged patio together with a stone flagged pathway which continues to a useful garden store to the far side of the house. Adjacent to the patio there is a lawned garden and with four steps up to a larger level lawned garden which continues across the rear of the garage with planted trees and shrubs in one corner.







ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system with Hive

Double glazing- The property has uPVC double glazing which is grey to the exterior and white to the interior

Tenure- Freehold

Council Tax Band- D

Security- The property has a 'RING' security system

Directions- Using satellite navigation enter the postcode HD4 5FD

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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Monday to Friday - 8.45 to 17:30

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