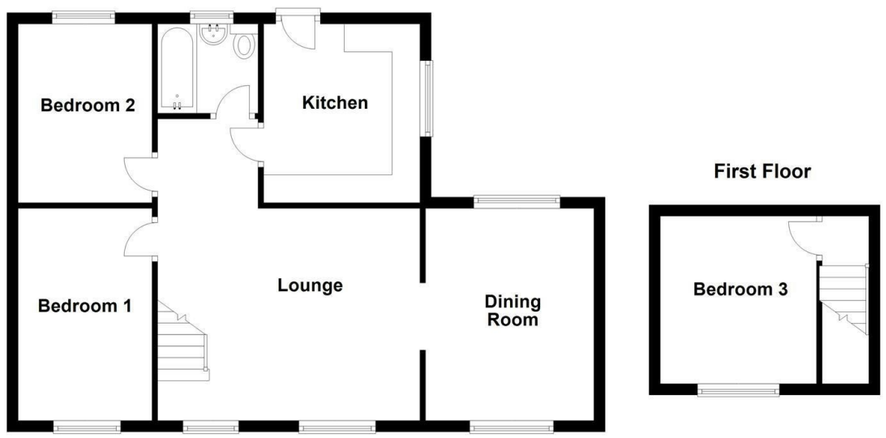
BOULTONS

Terrain Map

Hybrid Map

Terrain Map

Floor Plan

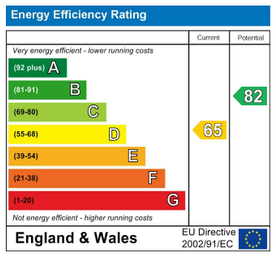


BOULTONS ESTATE AGENTS FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE
Plan produced using PlanUp.

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Moorside Road

Kirkheaton, Huddersfield, HD5 0LP

Offers Around £260,000

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NO UPPER CHAINSOUGHT AFTER VILLAGE***

Nestled on Moorside Road in the charming village of Kirkheaton, Huddersfield, this superbly presented semi-detached dormer bungalow offers a delightful blend of modern living and countryside charm. The property has been thoughtfully updated, featuring modern fixtures and fittings throughout, ensuring a comfortable and stylish home for its new owners.

The bungalow boasts three generously sized double bedrooms, providing ample space for family living or guests. The two reception rooms are perfect for entertaining or relaxing, allowing for a versatile use of space to suit your lifestyle. The well-appointed bathroom adds to the convenience of this lovely home.

One of the standout features of this property is the newly installed roof, which not only enhances the aesthetic appeal but also ensures peace of mind for years to come. Additionally, the property offers parking for up to three vehicles, making it ideal for families or those with multiple cars.

Situated on the edge of open countryside, residents can enjoy the tranquillity and beauty of nature right at their doorstep. Despite its serene location, the property provides easy access to the M62, making commuting to nearby towns and cities a breeze.

This semi-detached dormer bungalow is a rare find, combining modern comforts with the charm of rural living. It presents an excellent opportunity for those seeking a family home in a picturesque setting. Do not miss the chance to make this delightful property your own.

ACCOMODATION

GROUND FLOOR

LOUNGE

The focal point of this substantial and well presented reception room is an eye catching log burner atop a stone heart with distressed oak mantle piece over. There is an attractive exposed engineered oak floor covering and boasting good levels of natural light from the two uPVC double glazed windows positioned to the front elevation. An open feature staircase allows access to the first floor accommodation.

DINING ROOM
9'10" x 9'10"

Semi open plan in design with a decorative, rustic Yorkshire stone feature arch. To the front and rear elevations there are uPVC double glazed windows, you will find a central heating radiator, decorative and provision for wall lighting.

KITCHEN
10'2" x 9'2"

Recently fitted with a quality and contemporary range of wall and base units featuring a complimentary run of quartz effect working surfaces atop the base units and draws. The kitchen is further equipped with an induction hob, integrated ovens (including a microwave facility), a fridge freezer, dishwasher and washing machine. There is an oversized composite inset sink unit with mixer tap over adjacent to the UPVC double glaze window which is positioned to the side elevation of the property. You will find under unit lights in addition to spotlights within the ceiling plus a central heating radiator and a traditionally styled but modern composite stable style door giving easy access to the exterior of the property.

BEDROOM 1
12'5" x 8'10"

A well presented and spacious bedroom located to the front of the property and with a central heating radiator and a uPVC double glazed window.

BEDROOM 2
10'5" x 7'10"

Another double bedroom with a central heating radiator and a uPVC double glazed window overlooking the rear garden.

BATHROOM
5'10" x 5'2"

Fitted with a a modern three piece white suite comprising a low level w.c, a wash hand basin and a panel bath with shower over. There are part tiled walls and a uPVC double glazed window positioned to the rear elevation with privacy glass inset.

FIRST FLOOR

BEDROOM 3
9'10" x 9'2"

A dormer style bedroom with a uPVC double glazed window, central heating radiator and in good decorative order.

LANDING AREA

A small circulation area and with additional cupboard storage.

OUTSIDE

Extensive and well stocked gardens which are well maintained are to be found to both the front and rear of the property. The rear garden being of particular note and featuring seating areas, a pergola, greenhouse, planted pockets and a lawned centre piece.

GARAGE

Concrete sectional in construction and accessed from the driveway which provide parking for a number of vehicles.

COUNCIL TAX BAND B

TENURE

Originally long leasehold with the current owners having bought the freehold. Therefore offered as a freehold interest with the benefit of the leasehold interest also.

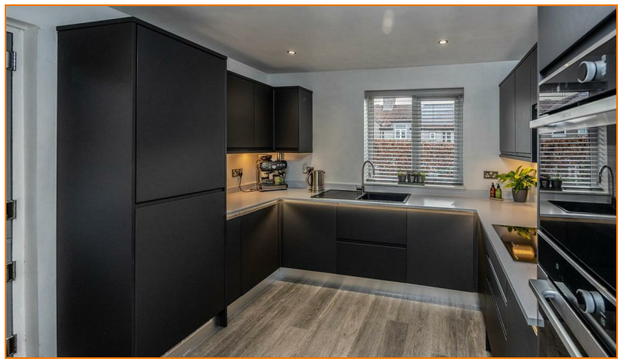
USEFUL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

https://checker.ofcom.org.uk/en-gb/mobile-coverage

https://www.openreach.com/fibre-checker

https://checker.ofcom.org.uk/en-gb/broadband-coverage

AGENTS NOTES

The roof has been newly renewed recently.