

[martin-thornton.com](http://martin-thornton.com)  
01484 508000



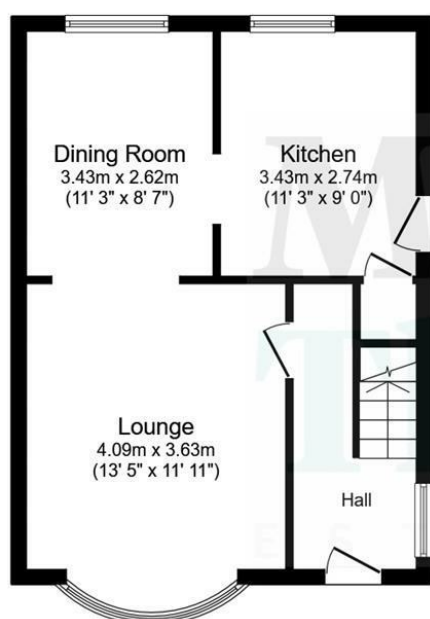
## Mount Avenue, Mount Huddersfield, Yorkshire

Offers in the region of  
**£325,000**

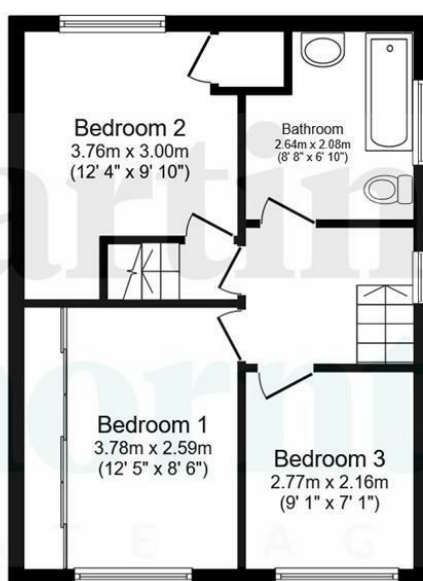
This well-presented three-bedroom semi-detached home is located in this ever popular area, perfect for commuting via the nearby M62 and with local amenities and well-regarded schooling. It has a useful attic room, parking for several vehicles, garage and enclosed redesigned rear garden. It offers ideal family accommodation and comprises a spacious entrance hallway with storage, contemporary kitchen with integrated appliances, good-sized living room and rear dining room with French doors. On the first floor, there are three bedrooms, the master with built-in wardrobes, and good-sized contemporary house bathroom. A staircase leads up to a versatile attic room. The property has a gas-fired central heating system with a Hive Smart thermostat and predominantly uPVC double-glazing. Externally, there is a full-width driveway and a second driveway to the right-hand side, leading to the garage. The rear garden is enclosed by perimeter walling and fencing and has been designed for ease of maintenance. It features two timber decked seating areas, a stone flagged patio and wide pathway, along with artificial grass.

# Mount Avenue, Mount Huddersfield, Yorkshire

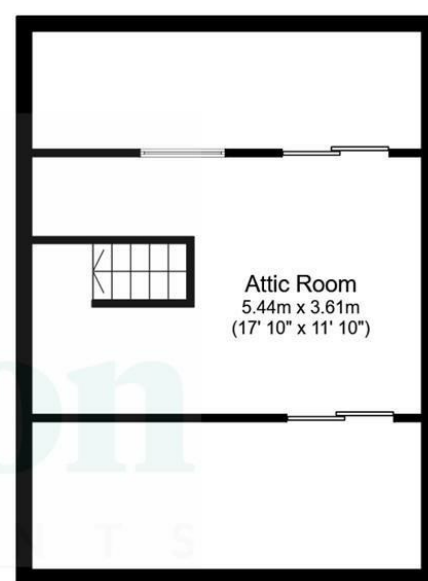
## Floorplan



Ground Floor



First Floor



Second Floor

Total floor area: 104.1 sq.m. (1,120 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Mount Avenue, Mount Huddersfield, Yorkshire

## Details



### Entrance Hallway

An external uPVC door with an opaque glazed panel gives access into the entrance hallway, where a staircase rises to the first floor accommodation. There is a side uPVC window, a radiator, floor-to-ceiling storage, perfect for shoes and coats, and a further shelved cupboard. An oak and glazed door leads into the kitchen.



### Kitchen

The stylish kitchen is positioned at the rear of the property and has a large uPVC window overlooking the enclosed garden. It has an extensive array of contemporary units to high and low levels, with worktops and matching upstands, and a one-and-a-half bowl sink with single drainer and mixer tap. Integrated appliances include a double oven, four-ring induction hob with contemporary filter hood above, fridge freezer, washing machine and dishwasher. There is a useful under stairs storage area, ceiling downlighting, a side uPVC and glazed door and a stylish upright radiator.



# Mount Avenue, Mount Huddersfield, Yorkshire

## Details



### Living Room

From the hallway, an oak internal door opens into the living room, which is positioned at the front of the property. This light and bright room has a uPVC semicircular bow window, maximising the natural lighting, neutral decor and plenty of space for furniture. It has a built-in drawer unit with open shelving to one side, a fire surround incorporating a coal effect electric fire and a radiator. An archway leads through to the dining room.



### Dining Room

This room is positioned at the rear of the property and has uPVC French style doors providing access to the rear decking. The room could be utilised as a formal dining room, second sitting room or playroom, etc. It has built-in shelving and a radiator.



# Mount Avenue, Mount Huddersfield, Yorkshire

## Details



### First Floor Landing

From the entrance hallway, the staircase rises to the first floor landing, which has a side uPVC window. A staircase rises to the top floor attic room. All the rooms on this floor have oak internal doors.



### Bedroom One

This large double bedroom is positioned at the front of the property. It is light and bright with a broad uPVC window and sliding mirror fronted wardrobes with hanging and shelving. There is also a radiator.



# Mount Avenue, Mount Huddersfield, Yorkshire

## Details



### Bedroom Two

This double bedroom is positioned at the rear of the property. It has a built-in wardrobe with hanging, drawers and shelving, along with plenty of space for further fitted or freestanding furniture. This room houses the boiler for the central heating system within a separate, useful storage cupboard. There is also a radiator.



### Bedroom Three

This double bedroom is positioned at the front of the property and has a useful storage cupboard over the bulkhead, which incorporates a hanging rail. There is a uPVC window and a radiator.



# Mount Avenue, Mount Huddersfield, Yorkshire

## Details



### House Bathroom

The bathroom has a white three-piece suite. The panelled bath has a shower screen, an overhead waterfall style shower fitting and a hand-held shower attachment. There is a wide rectangular hand basin with drawers below and a low-level WC. The room has tiling to the walls and floor, ceiling downlighting and an upright ladder style radiator. There is an opaque uPVC window to the side elevation.



### Attic Room

From the landing, a staircase leads up to the useful attic room. This multipurpose space would make a perfect gaming area or playroom, etc. It has useful storage within the eaves, a rear uPVC window and a radiator.



# Mount Avenue, Mount Huddersfield, Yorkshire

## Details



### External Details

In front of the property is a full width driveway, potentially providing parking for three vehicles, depending on the size. A driveway to the right-hand side of the property provides further parking provision and gives access to the garage. The rear garden is enclosed by perimeter walling and fencing. It has been redesigned and is level, with a full width timber decked seating area adjoining the French doors in the dining room. There is external water, power and lighting, as well as an awning over the decking and a good-sized area of artificial grass, perfect for all weather use. A wide stone flagged pathway leads to a full-width patio area, with a second decked seating area to the rear of the garage. The perimeter wall incorporates planted borders.



### Garage

The garage has an up-and-over door, a side personal door, power and lighting.

### Tenure

The vendor informs us that this property is Freehold

# Mount Avenue, Mount Huddersfield, Yorkshire

Directions

