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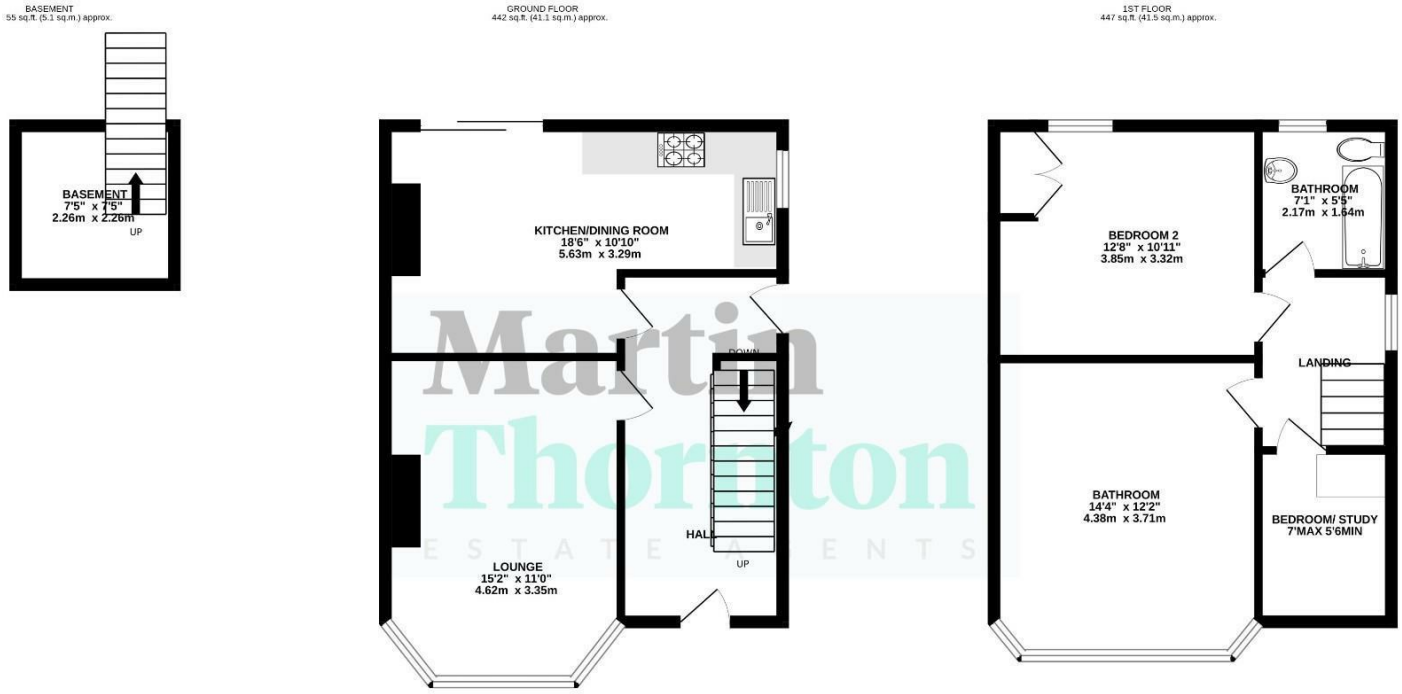
Moor Hill Road, Huddersfield, Yorkshire

£1,150 Per month

This very well presented, stone built, detached family home is positioned close to nearby amenities including doctors, dentists, opticians, chemist, florist and supermarket, and may well prove suitable for the professional couple. Also, within a short distance of the M62 motorway network serving Leeds and Manchester city centres. Internally, the property briefly comprises of entrance hall, basement with keep cellar, lounge, open plan dining kitchen with some integrated appliances, and to the first floor are three bedrooms along with a modern, stylish house bathroom. There are oak panelled doors throughout with brushed chrome door furniture. The property enjoys a gas central heating system and is fully uPVC double glazed. Externally there is ample parking to the front elevation along with a pebbled, low maintenance garden. To the rear is a fenced, enclosed lawned garden with patio area.

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Floorplan



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

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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Details

Entrance Hall
A uPVC door with double glazed panel above and double glazed side panel opens to the entrance hall where there is an attractive laminate floor running throughout, ceiling light point and a radiator. A staircase rises to the first floor.

Basement with Keep Cellar
Steps lead down via an oak panelled door to the basement where there is a useful keep cellar with power and light.

Lounge



Set to the front elevation, this room enjoys lots of natural light via several uPVC double glazed windows set to a splayed surround. There are two wall light points, central ceiling light point, power points and two radiators. The focal point of the room is a polished wood fire surround with granite style inset and hearth.

Dining Kitchen



Running across the rear of the property, this lovely, open plan, dining kitchen acts as the hub of this family home. The kitchen area has a range base cupboards, drawers, roll-edge worktops, tiled splash-backs and matching wall cupboards over. Integrated appliances include a gas hob and oven with overlying extractor hood, fridge, dish washer and washing machine. There is an inset, stainless steel sink unit with overlying mixer tap, spotlights to ceiling and additional light from the side elevation via a uPVC double glazed window. Oak flooring leads into the dining area which enjoys fitted cupboards to either side of the chimney breast with matching worktops, inset downlights and a radiator. The focal point of the room is a cast iron style fire surround with timber mantel over, tiled hearth and open grate. A set of uPVC double glazed French doors lead out to the patio and garden beyond.

First Floor Landing
From the entrance hall, a staircase rises to the first floor landing where there is a uPVC double glazed window to the side elevation, ceiling light point, access to loft space and to the following rooms: -

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Details

Bedroom One



This bedroom is set to the front of the property and enjoys wall length fitted wardrobes with various hanging rails and shelving options, central ceiling light point, power points and a radiator. A walk-in, splayed, uPVC double glazed bay window provides natural light.

Bedroom Two



This double bedroom is set to the rear of the property and has a uPVC double glazed window looking out onto the patio and garden below. There are fitted wardrobes to the alcove with various hanging rails and shelving options, central ceiling light point, power points and a radiator.

Bedroom Three



This small, single bedroom enjoys laminate flooring, a storage area over the bulkhead and would make an ideal work from home study. There is a central ceiling light point, power points, a radiator and a uPVC double glazed window provides natural light from the front elevation.

Bathroom



Having a white suite comprising of a low flush WC, pedestal hand basin with chrome mixer tap over and a panelled bath with twin taps and overlying mains fed shower. The walls are tiled with a contrasting tiled floor, inset downlights to ceiling and a stylish, wall mounted, ladder style, heated towel rail.

External Details

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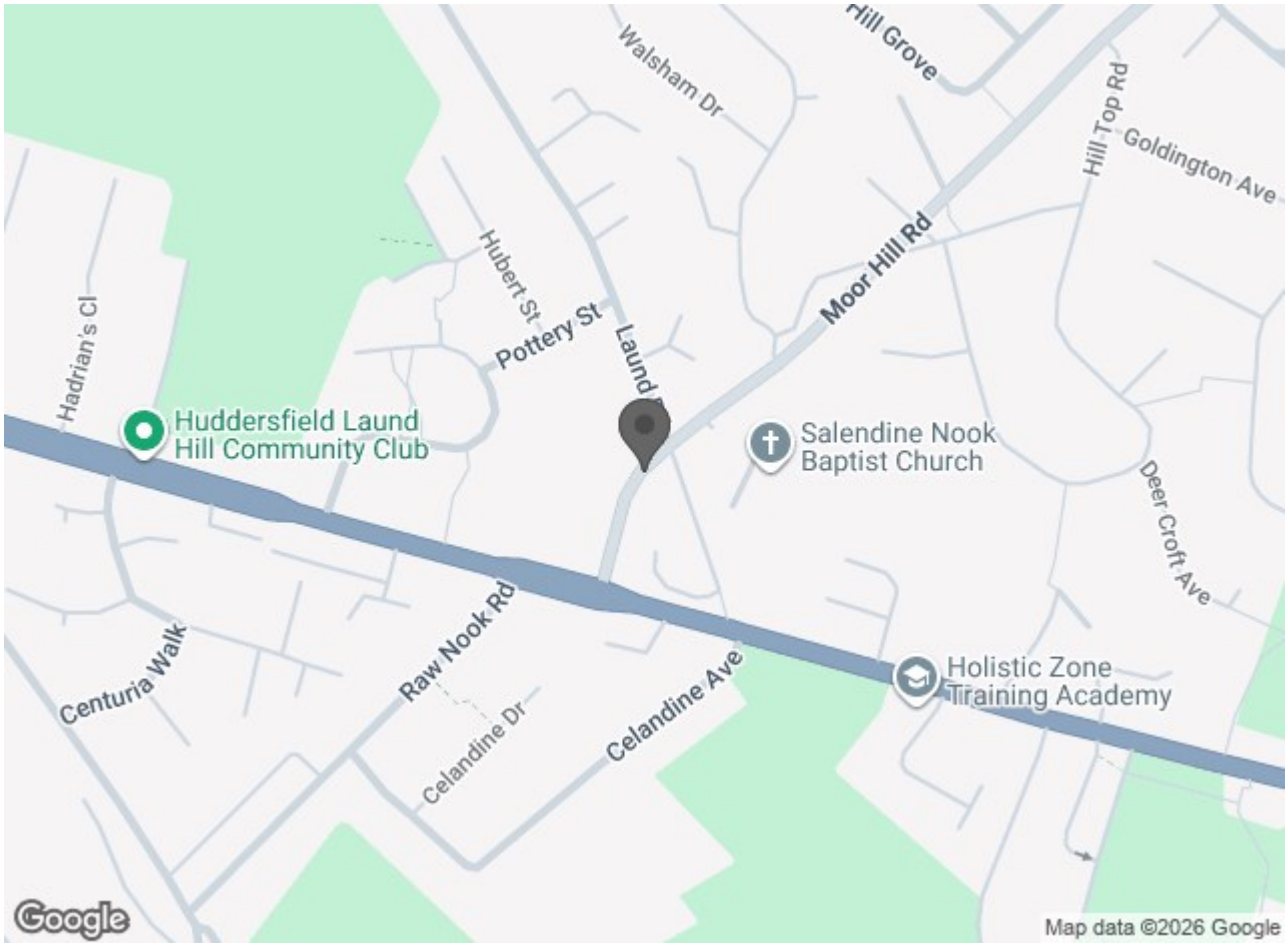
Details



To the front of the property there is a tarmacked driveway providing ample parking and a low maintenance, pebbled garden area. To the rear there is a fenced and lawned garden with patio area and mature shrubbery borders.

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Directions



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