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Mount Avenue, Mount
Huddersfield,

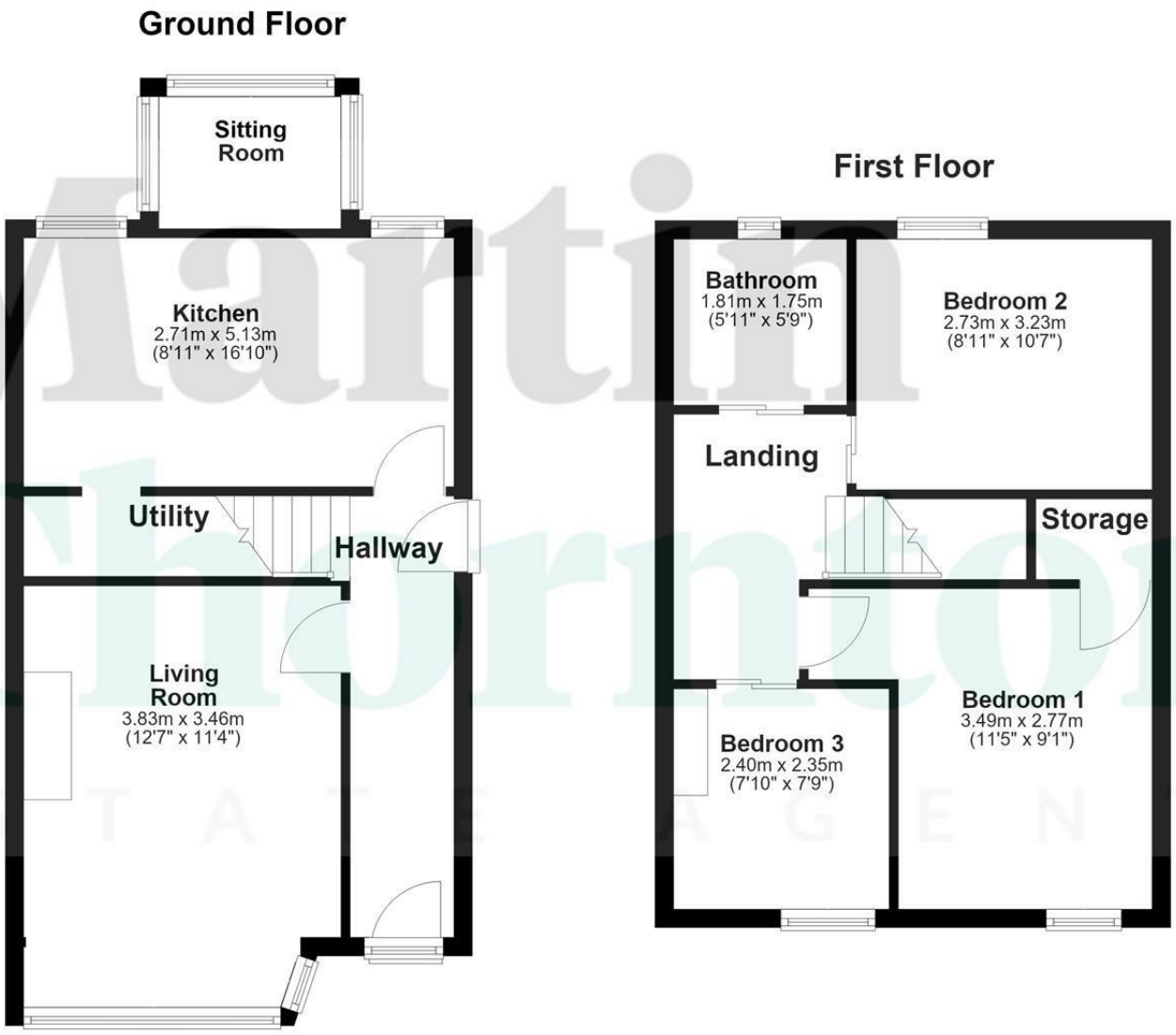
Offers in the region of £220,000

This three-bedroom semi-detached home is located in this ever-popular area, which is an ideal commuter base and has easy access to local amenities and schooling. The accommodation comprises an entrance hallway, good-sized living room, rear dining kitchen and an adjoining sun room/breakfast room overlooking the rear garden. On the first floor, there is a shower room and three bedrooms. The property has a gas-fired central heating system and uPVC double-glazed windows, but not doors. Externally, there are mature lawned front and rear gardens, the rear garden with a full width patio, a driveway and a garage. This home is offered with the benefit of no chain involvement.

Mount Avenue, Mount
Huddersfield,

Floorplan





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Mount Avenue, Mount Huddersfield,

Details

Entrance Hallway
An external timber entrance door with a decorative opaque panel gives access to the entrance hallway. It has a timber and glazed external side door and a staircase rising to the first floor accommodation. The Viessmann boiler for the central heating system is housed in this area. There is also a radiator and an internal door leading into the living room.

Living Room
The living room is positioned at the front of the property and has a uPVC double-glazed window. It has a timber fire surround with a composite style inlay and hearth, home to an electric fire. There is plenty of space for furniture, coving to the ceiling and a radiator.



Dining Kitchen
This good-sized open-plan room runs the full width of the home. The kitchen area has units to high and low levels with under unit lighting, part tiled surrounds, a stainless steel sink unit and space for a freestanding cooker. There is plumbing for an automatic washer and space for a tumble dryer. The dining area can easily accommodate a good-sized formal dining table, and there is a useful under stairs storage space where our clients' housed a freestanding fridge freezer, along with shoes and coats, etc. There are two uPVC windows and a radiator.



Mount Avenue, Mount
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Details

Sun Room

This room has windows to three elevations overlooking the garden and tiled effect laminate flooring. Buyers may use this as a breakfast room, and potentially add a door providing access into the garden.



First Floor Landing

From the hallway, a staircase rises to the first floor landing, which has useful floor-to-ceiling storage comprising drawers, cupboards and a wardrobe with a hanging rail and shelving. There is access to loft space, which we understand has boarding and lighting.



Mount Avenue, Mount Huddersfield,

Details

Bedroom One
This double bedroom is positioned at the front of the property and has a uPVC window and a useful storage cupboard/wardrobe with shelving and a hanging rail. There is also a radiator.



Bedroom Two
This double bedroom is positioned at the rear of the property and has built-in quadruple wardrobes with storage cupboards above. There is a uPVC window and a radiator.



Bedroom Three
This single bedroom is positioned at the front of the property and has a built-in double wardrobe with a hanging rail, shelving and a cupboard above. There is a uPVC window, but no radiator.



Mount Avenue, Mount Huddersfield,

Details

Shower Room

The shower room has a large shower cubicle with a tiled interior and a wall-mounted shower fitting. There is a pedestal wash hand basin and a low-level WC. The room has appropriate tiling to the walls, an opaque uPVC rear window and a wall-mounted ladder style radiator.



External Details

In front of the property, there is a level lawned garden with mature beds and borders. On the right-hand side of this, a driveway provides off-road parking and access to the garage, which has an up-and-over door. On the left-hand side of the driveway, there is a paved area which could be utilised as additional parking. A pathway leads to the rear of the home and the property enjoys a westerly rear aspect, benefitting from the afternoon sun. There is a full-width paved patio area with mature beds and borders on either side, a level lawned garden with perimeter fencing, a greenhouse and an apple and a plum tree.



Tenure

The vendor informs us that this property is Leasehold. We await further information.

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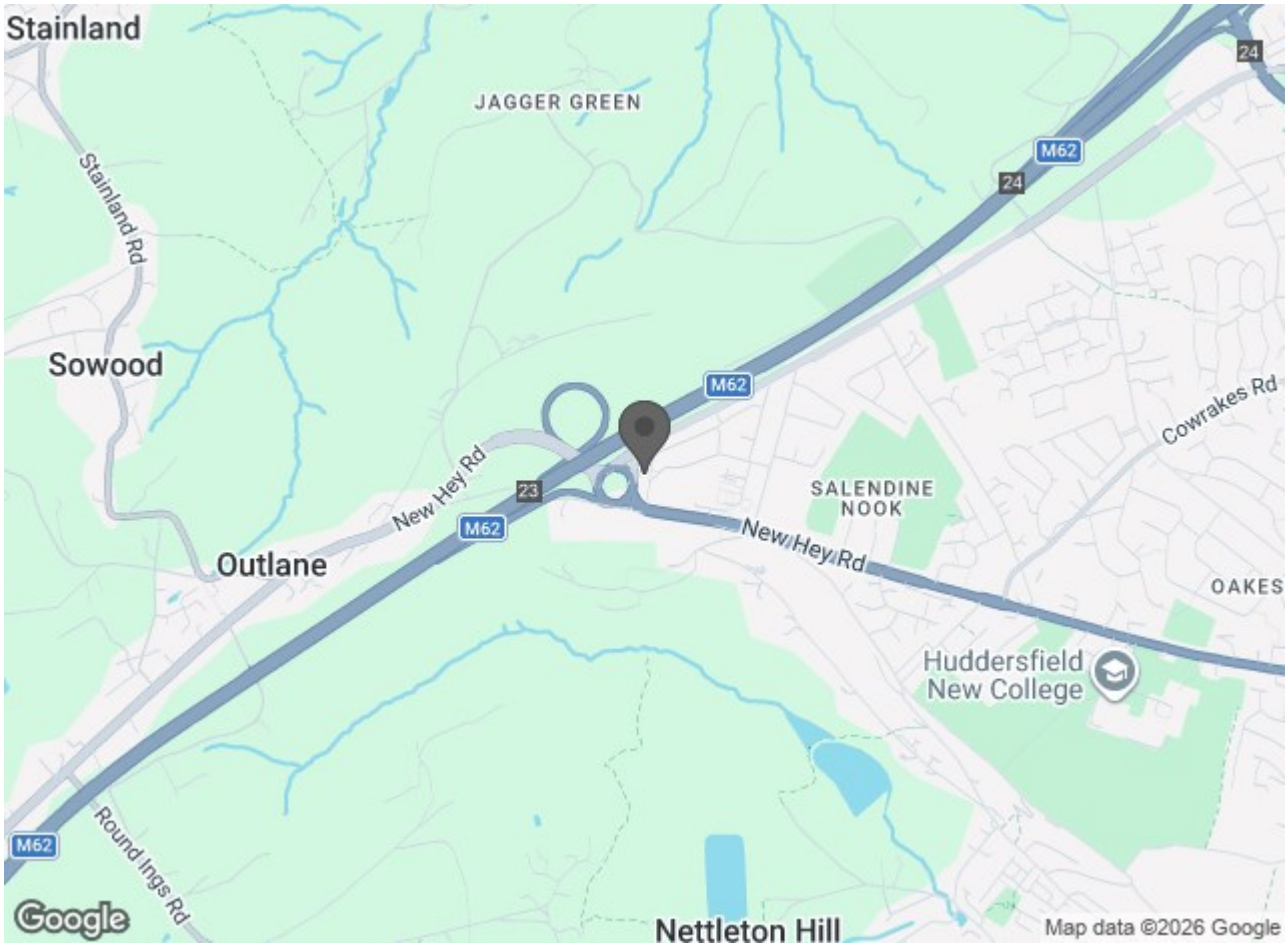
Huddersfield,

Directions



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