

MARSH & MARSH PROPERTIES

21 Mount Avenue, Mount, Huddersfield, HD3 3XS

£310,000



****ATTENTION TO ALL YOUNG/GROWING FAMILIES OR PROFESSIONAL COUPLES**** This much sought after convenient location is ideal for any family, where local schools are only a short walk away and all local amenities just a few minutes' drive. The M62 is also close by meaning this is a great place to live for anyone commuting to either Leeds or Manchester. With curb appeal this is not your standard three bedroom semi-detached, a will make a long term family home which is presented to a high standard throughout which including notable front and rear gardens. With an open plan kitchen/living space to the rear of the house along with a superb garden party shed with a bar that is set in the garden, this is a fantastic property for those who love to entertain. In brief comprises of; to the ground floor there is a spacious entrance hall, shower room lounge and the kitchen is open plan with the dining/living area. To the first floor are three bedrooms and the house bathroom. Externally you will find fantastic gardens to the front and rear, a driveway, detached garage, and a detached party room with a bar.

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ENTRANCE HALL

Making an instant positive impression is the spacious hallway that boasts an abundance of natural light from dual aspect windows which includes an imposing UPVC window which is on the turn of the staircase. Accessed via a UPVC door with a Transom window this area is completed with laminate flooring, radiator, and a mains smoke alarm.

LIVING ROOM 3.6 x 4.1m (11'9 x 13'5)



Taking centre stage is a high spec, living flame effect electric fire which is set within a tasteful limestone fireplace. To complete this good size sitting room is laminate flooring, radiator and a UPVC window.

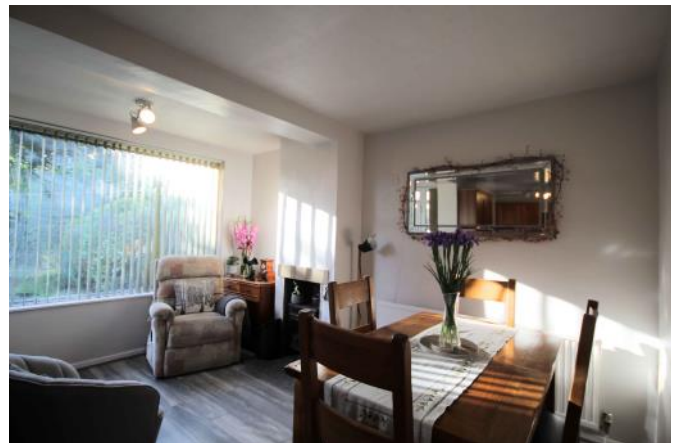
KITCHEN 3.1 x 3.0m (10'2 x 9'9)



Open plan with the living quarters is this modern fitted kitchen which boasts a range of wall and base units that incorporate a one and a half bowl sink with a chrome mixer tap and splash back tiling. Integrated appliances include a fridge and a washing machine along with a built-in double oven and a halogen hob with a cooker hood above. There is a UPVC window, and the laminate flooring continues from the entrance hall and through to the dining area.



DINING/LIVING AREA 3.0 x 4.15m (9'9 x 13'8)



This is where all the family can enjoy time together in front of the multi-fuel stove whilst admiring the pleasant outlook over the well kept rear garden. Being open plan with the kitchen and

access to the rear garden means this is also a great space for those who love to entertain which is enhanced by the fabulous garden party room. Laminate flooring, radiator and a large UPVC window complete this room.



SHOWER ROOM



A useful addition to the property, especially for any dog lovers out there is this modern downstairs shower room. There is a walk-in shower cubicle with a power shower, aw flush toilet and an impressive vanity sink unit with a chrome mixer tap. Completing the room are the tasteful wall and floor tiles, a designer radiator, extractor fan and a UPVC window.

LANDING

A turning staircase leads up from the entrance hall where there is an impressive, large UPVC window on the turn of the staircase which provides an abundance of natural light, not only to the landing but the entrance hall also. There is a mains smoke alarm and loft access.

BEDROOM ONE 3.7 x 3.2m (11'11 x 10'5)



This double bedroom boasts large modern wardrobes with sliding doors, radiator and a UPVC window.

BEDROOM TWO 3.7 x 3.2m (11'11 x 10'5)



A double room with a radiator and a UPVC window looking out over the rear garden.



BEDROOM THREE 2.2 x 2.8m (7'2 x 9'4)



With a storage cupboard housing the combination boiler that was only installed in 2019 is this small double bedroom or large single room with a radiator and a UPVC window.

BATHROOM



A modern white three piece suite comprises of a bath with a chrome mixer tap, pedestal sink with a matching mixer tap and a low flush toilet. To finish the room off are the wall and floor tiles, radiator and a UPVC window.

EXTERNAL

To the front of the property is a wonderful and

well kept lawn garden with a range of maintained trees and shrubs to the borders. The driveway leads to the detached garage at the rear and can comfortably hold three vehicles. To the garden is a child friendly enclosed lawn garden with a patio area.





this excellent garden room with a built-in bar area and a large multi-fuel stove for the colder months. There is also a television point, the floor is carpeted, and the building is accessed via UPVC doors.

DETACHED GARAGE 2.8 x 5.4m (9'0 x 17'8)

Larger than an average garage, this is brick built and has an original mechanic's pit. With an up/over door there is also, electric points, lighting, dual aspect windows and a secure door which leads to the rear garden.

PARTY ROOM 5.0 x 2.8m (16'4 x 9'2)



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Built to a high spec is this superb addition to the property. Perfect for all who love to entertain is

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APPROX GROSS INTERNAL FLOOR AREA: 116 sq. m / 1246 sq. ft.



For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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