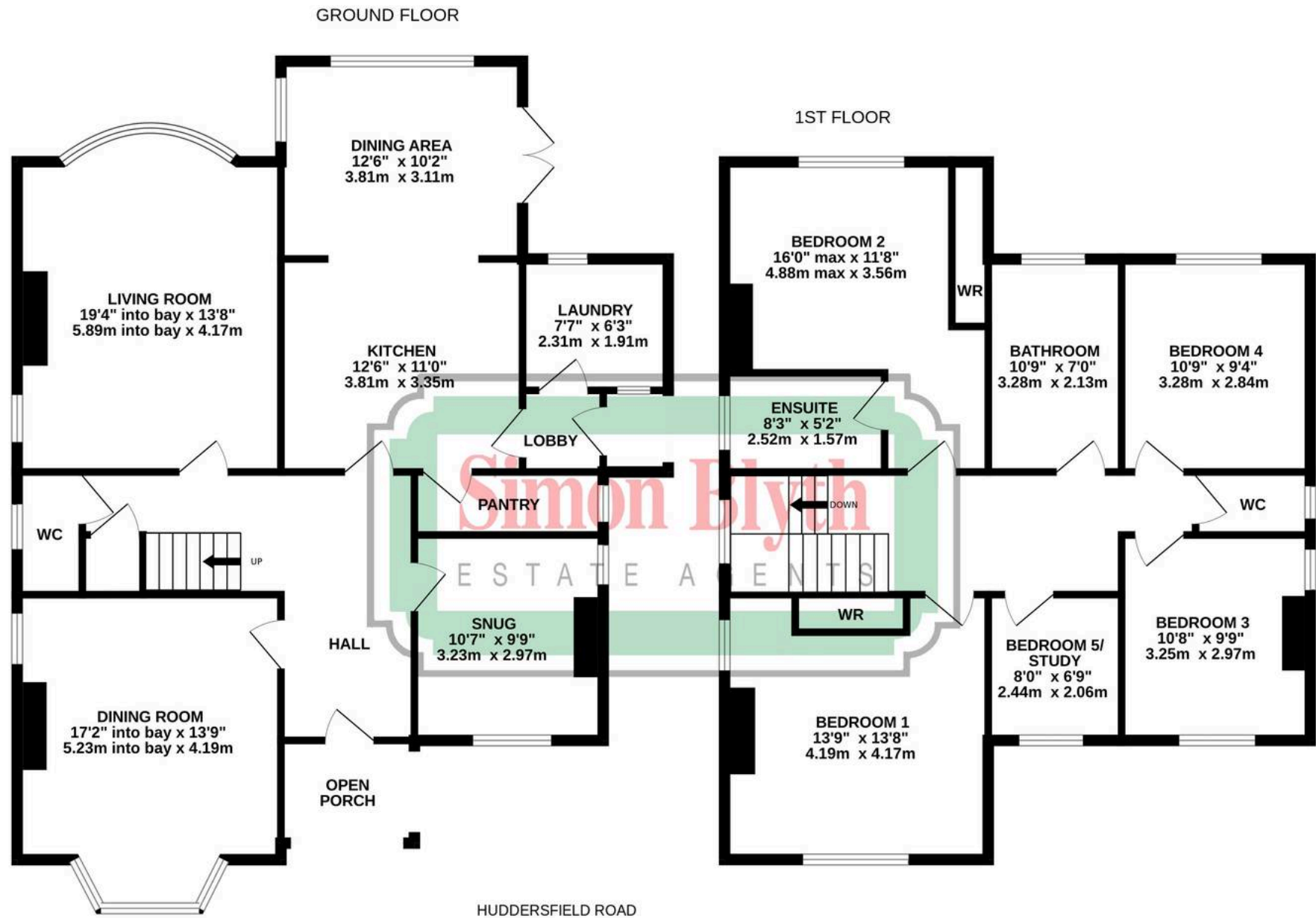




Mountfield, 172 Huddersfield Road, Liversedge

£575,000





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## Mountfield, 172 Huddersfield Road

### Liversedge

Standing elevated from the road within screened established gardens of a quarter of an acre is this elegant Stone built bay fronted Detached family home constructed in 1935. This appealing property is well placed for local amenities, situated within the catchment area for Heckmondwike Grammar school and the M62 and provides tastefully appointed and well planned accommodation served by a gas central heating system, PVCu double glazing. Briefly comprising to the ground floor, open porch, reception hall, downstairs w.c., bay fronted living room, bay fronted dining room, snug, breakfast kitchen with pantry and dining area, side lobby with laundry room off. First floor landing leading to five bedrooms (one with master en-suite), family bathroom and separate w.c.. Externally there is a tarmac driveway providing off road parking and giving access to a detached double garage and store. There are established well screened gardens which are laid out to the front, side and rear.





### Ground Floor

Which comprises entrance porch, which gives access to the reception hall.

### Reception Hall

With lovely oak and leaded stained glass door, there is a spindled staircase to one side rising to the first floor, two central heating radiators, three wall light points and from the hallway access can be gained to the following rooms..-

### Downstairs WC - 6' 4" x 3' 3" (1.93m x 0.99m)

This has a feature frosted pvcu and leaded porthole window, ceiling light point, tongue and groove boarding to dado height, tiled floor, central heating radiator and fitted with suite comprising pedestal wash basin and low flush WC.

### Living Room - 19' 4" x 13' 8" (5.89m x 4.17m)

This generously proportioned principle reception room is situated to the rear of the property and has a walk in semi circular bay with pvcu and leaded double glazed windows with a further pvcu and leaded double glazed window to the side elevation. There are two ceiling light points, ceiling coving, central heating radiator and as the main focal point of the room there is a feature limestone fireplace which is home to a coal effect gas stove resting on a limestone hearth.

### Dining Room - 17' 2" x 13' 9" (5.23m x 4.19m)

Another generously proportioned reception room which is situated to the front of the house and once again has a walk in bay with pvcu and leaded double glazed windows with a further pvcu and leaded double glazed window to the side elevation. There is a ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room there is a limestone fireplace with a remote control gas log effect fire together with limestone hearth.





**Snug** -10' 7" x 9' 9" (3.23m x 2.97m)

With pvcu leaded double glazed windows to front and side elevations, there is a ceiling light point, ceiling coving, central heating radiator and chimney breast.

**Kitchen** - 12' 6" x 11' 0" (3.81m x 3.35m)

This is situated to the rear of the property and open plan to a dining area. There are inset LED down lighters, ceiling coving, above the door from the reception hall there is the original servants bell, there is a grey slate tiled which runs throughout this area and having a range of oak fronted shaker style base and wall cupboards, drawers, pan drawers, beveled glass glazed display cupboards with glass shelving and down lighters, there are contrasting overlying black granite worktops with matching splash backs and this extends to form a breakfast bar, there is a Rangemaster with five ring gas hob with electric double oven and grill with matching extractor hood over, AEG microwave, integrated AEG dishwasher, inset 1 1/2 bowl sink with brushed stainless steel mixer tap, housing for American style fridge freezer with wine rack and cupboards over and with a cupboard to one side and pull out larder to the other, there is low level lighting and further concealed lighting beneath the wall cupboards.



**Dining Area** - 12' 6" x 10' 2" (3.81m x 3.10m)

As mentioned previously there is a continuation of the grey slate tiled floor, there are pvcu and leaded double glazed windows to two elevations, together with pvcu double glazed French doors which provide access to the rear garden. There are inset LED down lighters, ceiling coving and central heating radiator.







### **Pantry**

9' 7" x 3' 3" (2.92m x 0.99m)

With frosted pvcu and leaded double glazed window, grey slate tiled floor and having the original tiled walls and fitted shelving.

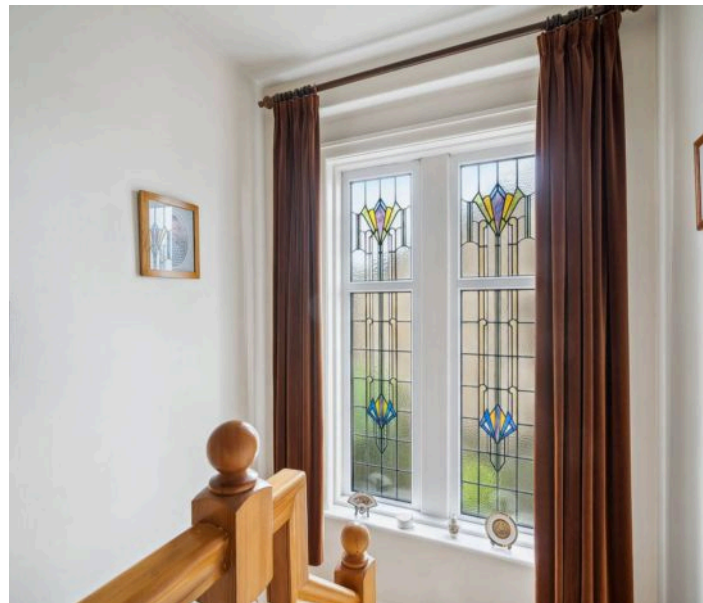
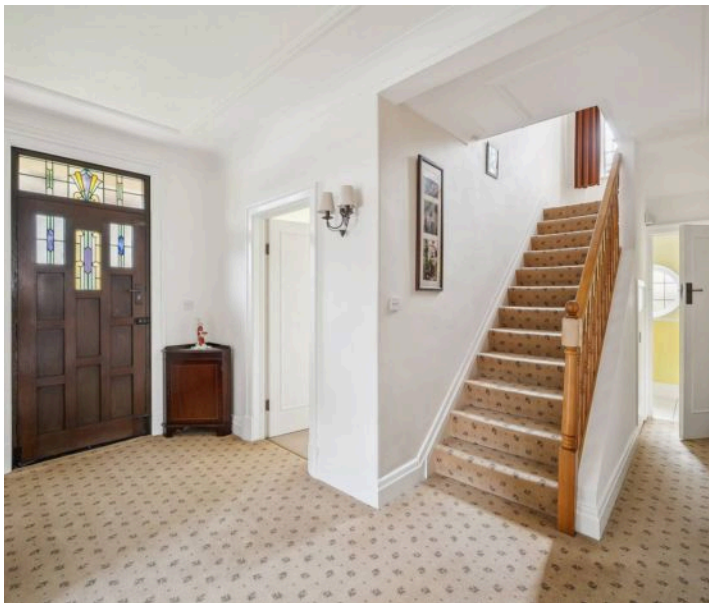
### **Side Entrance Lobby**

With grey slated tiled floor, ceiling light point, composite panelled and frosted double glazed door and further door giving access to the laundry room.

### **Laundry Room**

7' 7" x 6' 3" (2.31m x 1.91m)

With pvcu frosted and leaded double glazed windows to two elevations, ceiling light point, creel, fitted shelving, central heating radiator, single drainer stainless steel sink with tiled splashback and cupboards beneath, wall mounted Vaillant gas fired central heating boiler with under counter space for washing machine and tumble dryer.







### **First Floor 3/4 Landing**

With large frosted pvcu double glazed window which houses the original leaded stained glass within.

### **Main Landing**

With two ceiling light points, loft access with fitted concertina ladder and central heating radiator. From the landing access can be gained to the following rooms..-

### **Bedroom One**

13' 9" x 13' 8" (4.19m x 4.17m)

A generous double room situated to the front of the property and having pvcu and leaded double glazed windows to two elevations, there are two ceiling light points, ceiling coving, central heating radiator, chimney breast and fitted floor to ceiling wardrobes with cupboards over and vanity unit incorporating wash basin with light over and shaver socket.

### **Bedroom Two**

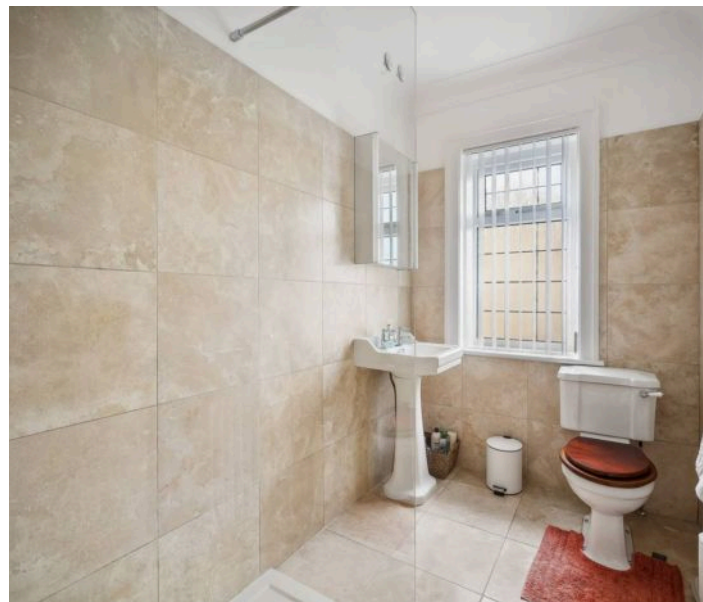
16' 0" x 11' 8" (4.88m x 3.56m)

A double room which has a pvcu double glazed window looking out over the rear garden and enjoying some lovely far reaching views beyond, there are two ceiling light points, ceiling coving, central heating radiator and a bank of fitted floor to ceiling sliding door mirror fronted wardrobes. To one side a door gives access to an en suite shower room.

### **En Suite Shower Room**

8' 3" x 5' 2" (2.51m x 1.57m)

With frosted pvcu leaded double glazed window, majority travertine tiled walls, ceiling light point, ceiling coving, travertine tiled floor, chrome heated towel rail incorporating column radiator and fitted with a suite comprising pedestal wash basin, low flush WC and large walk in shower with glazed panel and chrome shower fitting.





### Bedroom Three

10' 8" x 9' 9" (3.25m x 2.97m)

A double room situated to the front of the property with dual aspect pvcu and leaded double glazed windows, there is a ceiling light point, ceiling coving, central heating radiator and chimney breast.

### Bedroom Four

10' 9" x 9' 4" (3.28m x 2.84m)

A double room with pvcu and leaded double glazed window enjoying some lovely far reaching views to the rear. There is a ceiling light point, ceiling coving, central heating radiator, fitted part mirror fronted wardrobe and vanity unit incorporating wash basin with tiled splashback.

### Bedroom Five

8' 0" x 6' 9" (2.44m x 2.06m)

With pvcu and leaded double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator. This room is currently utilised as a study.

### Bathroom

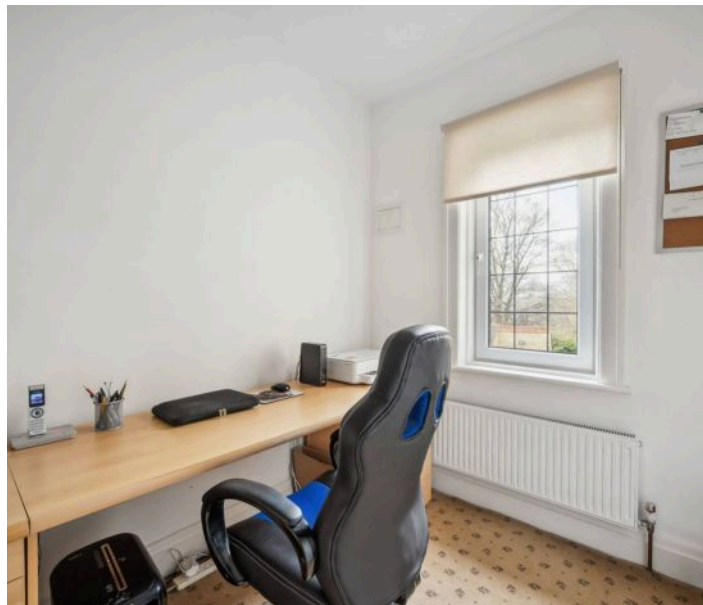
10' 9" x 7' 0" (3.28m x 2.13m)

With frosted pvcu and leaded double glazed window, ceiling light point, tiled walls to dado height, tiled floor, there are a bank of fitted floor to ceiling cupboards, shaver socket, wall light point, chrome heated towel rail incorporating column radiator and fitted with a suite comprising free standing roll top bath resting on ball and claw feet with chrome mixer tap incorporating hand spray and pedestal wash basin.

### Separate WC

5' 3" x 3' 4" (1.60m x 1.02m)

With frosted pvcu and leaded double glazed window, ceiling light point, dado rail, tiled floor, central heating radiator and fitted with a low flush WC.





## Garden

The property stands in 1/4 of an acre, to the front there is a level lawned garden with paved flagged pathway giving access to the courtesy door for the double garage and shrubs providing privacy from Huddersfield road. To the left hand side of the house there is a continuation of the lawn, stone pathway, planted trees, shrubs and timber garden shed with glazed window. To the rear there is a shaped lawned garden with large ornamental pond, crazy paved stone pathway and patio area, planted trees and shrubs. to the right hand side of the property there is a timber hand gate giving access to the side entrance as well as providing access to the rear garden.

## Double garage

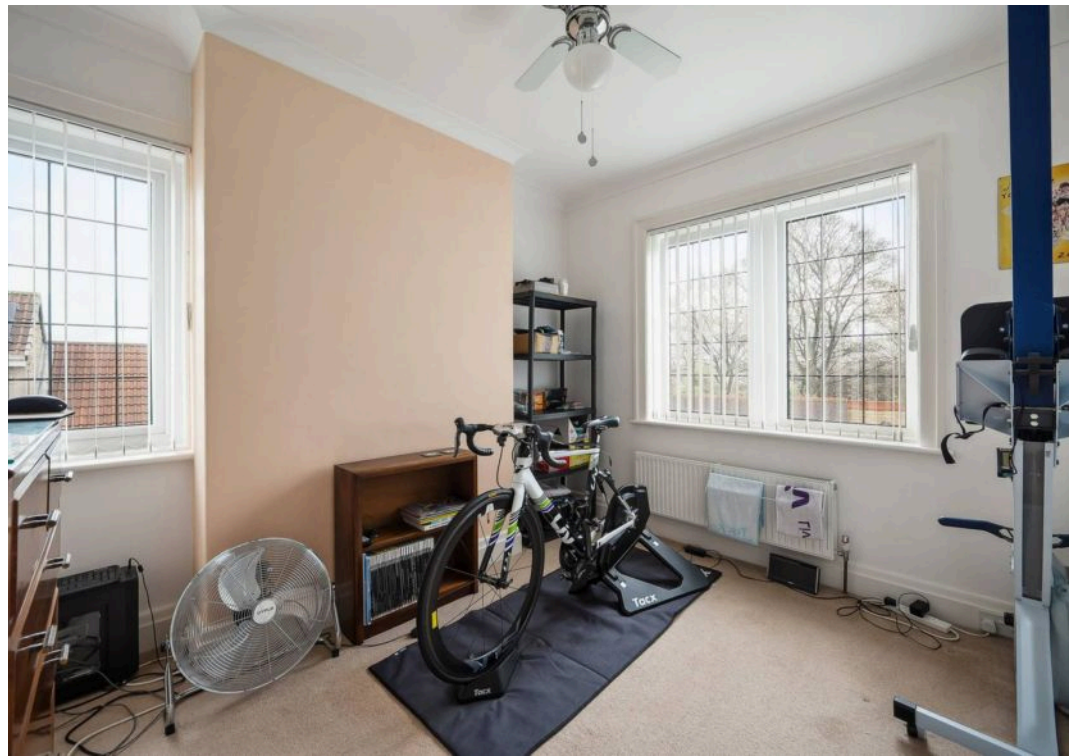
Between the house and the double garage, there is a tarmac parking area for three cars and this in turn leads to a detached stone built double garage with store off to one side. Double Garage - 17'6" x 17'9" With two electric sectional doors, pvcu courtesy door, power, light cold water tap, roof void storage and to one side a doorway gives access to a useful store.

## Garage Store

6'6" x 8'10" Has power and light.









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