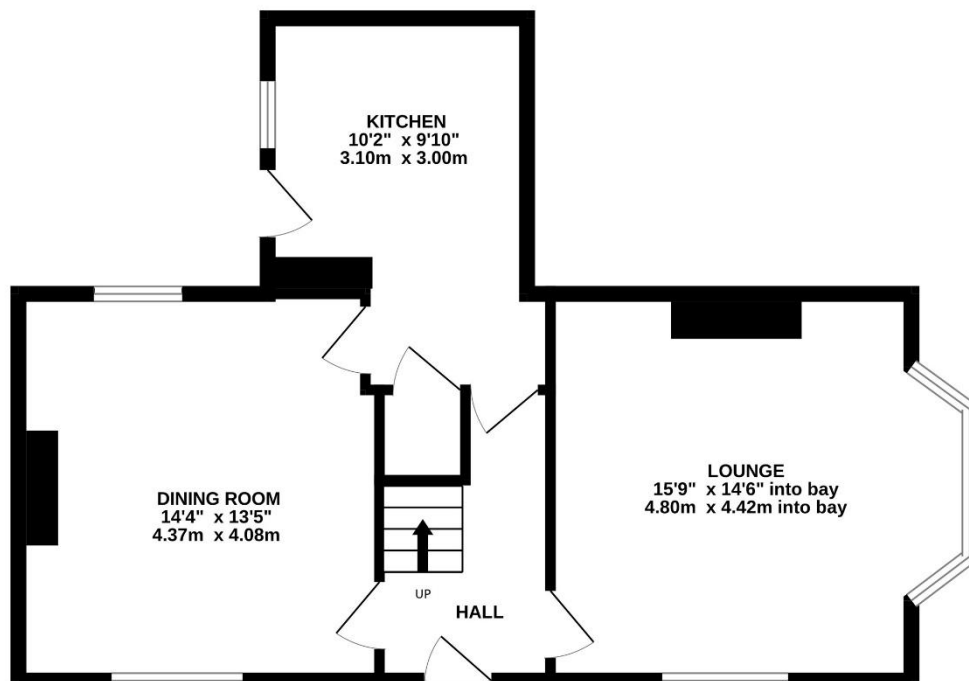


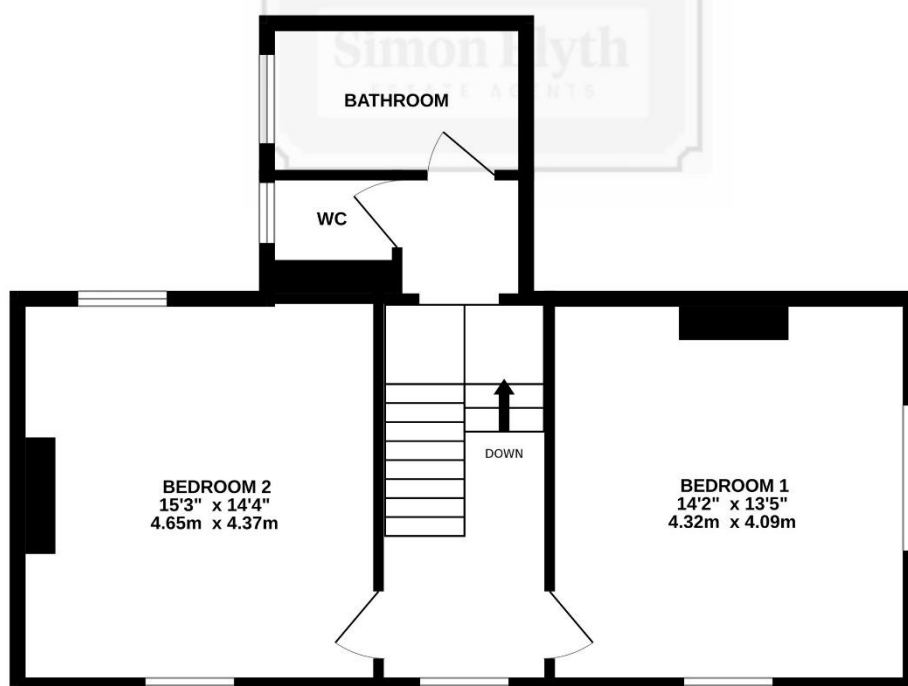


**MOOR LANE, HUDDERSFIELD, HD4 7HF**

GROUND FLOOR



1ST FLOOR



MOOR LANE

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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## PROPERTY DESCRIPTION

A DOUBLE FRONTED, END TERRACE HOME BOASTING PERIOD CHARM AND CHARACTER FEATURES, AND SITUATED IN THE POPULAR VILLAGE OF NETHERTON. OFFERED WITH NO ONWARD CHAIN AND REQUIRING OF PROGRAMME OF UPDATING THE PROPERTY OFFERS TWO RECEPTION ROOMS, USEFUL CELLARS TO THE LOWER GROUND FLOOR, AND TWO WELL PROPORTIONED DOUBLE BEDROOMS.

The accommodation briefly comprises of entrance hall, lounge, formal dining room and kitchen to the ground floor. To the lower ground floor there are two useful cellar rooms providing space for storage. To the first floor there are two double bedrooms and the house bathroom. Externally, there is a driveway with a long garden to the front, with a low maintenance hardstanding/yard to the rear. To be sold as seen.

EPC: E Council Tax Band: D Tenure: Freehold

**Offers Around £200,000**

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## ENTRANCE HALL

Enter the property through a double-glazed PVC front door with obscure glazed inserts with leaded detailing into the entrance hall. The entrance hall features tiled flooring, decorative cornice into the ceiling, an ornate ceiling rose with ceiling light point and a wall light point. There are multi-panel timber and glazed doors providing access to the lounge and formal dining room, and a multi-panel timber door proceeds to the kitchen. A carpeted staircase with beautiful handrail, spindle balustrade and ornate Newel post proceeds to the first floor, and there is a decorative dado rail with Lincrusta, dado panelling beneath and a radiator.



## LOUNGE

*Measurements – 15'9" x 14'6"*

The lounge is a generously proportioned dual aspect reception room which features a double-glazed window to the front elevation and a double-glazed bay window with central sash style window to the side elevation. There is ornate cornicing to the ceiling with a decorative ceiling rose with ceiling light point, a radiator and the focal point of the room is the fireplace with a cast iron clear view long burning stove, which is set upon a raised stone hearth.

## DINING ROOM

*Measurements – 14'4" x 13'5"*

The dining room enjoys a wealth of natural light with dual aspects, double glazed windows to both the front and rear elevations. There is laminate flooring, ornate cornicing to the ceiling, a decorative ceiling rose with ceiling light point and a radiator. There is a decorative open fireplace with timber mantle surround and a tiled hearth. A multi-panel timber and glazed door proceeds to the kitchen.

## KITCHEN

*Measurements – 10'2" x 9'10"*

The tiled flooring continues through from the entrance hall into the kitchen, which features a range of fitted wall and base units with shaker style cupboard fronts and with rolled edge work surfaces over, which incorporates a single bowl stainless steel sink and drain unit with chrome mixer tap. The kitchen is equipped with space for a five-ring range cooker with stainless steel splash back and canopy style cooker hood over, an integrated dishwasher and plumbing and provisions for an automatic washing machine. The kitchen features under unit lighting, space for a tall standing fridge and freezer unit. There is a radiator and a double-glazed external door and window both to the side elevation with the door leading to the rear yard. Additionally, there is decorative coving to the ceiling, a ceiling light point and a multi-panel timber door encloses a stone staircase which descends to the lower ground floor.

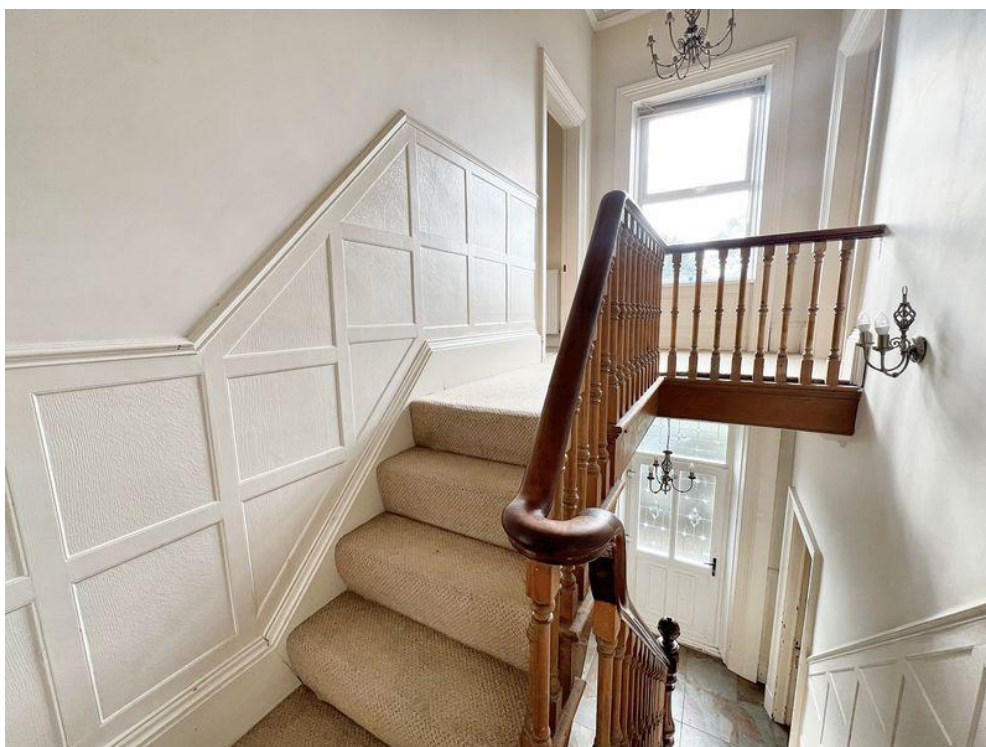


## LOWER GROUND FLOOR

Taking the stone steps from the kitchen, you reach the lower ground floor, which features Yorkshire stone flagged flooring and recessed stone niches for storage. There is lighting and power in situ, two double glazed windows to the rear elevation and a stone keeping table.

## FIRST FLOOR LANDING

Taking the carpeted staircase to the first floor, you reach a half landing, which proceeds through an archway into a vestibule with multi-panel doors leading to the house bathroom and separate w.c. Following the staircase to the first-floor landing, there is a double-glazed window to the front elevation, ornate cornicing to the ceiling, various wall light points, a ceiling light point and a decorative dado rail with Lincrusta dado panelling beneath.



## BEDROOM ONE

*Measurements – 14'2" x 13'5"*

Bedroom one is a generously proportioned light and airy double bedroom which has ample space for freestanding furniture. There is a fabulous tall ceiling with ornate cornicing in on display, a ceiling light point, radiator and dual aspect windows to both the front and side elevations.

## BEDROOM TWO

*Measurements – 15'3" x 14'4"*

Bedroom two is of equal proportions and enjoys a great deal of natural light with dual aspect double glazed windows to both the front and rear elevations. There is a ceiling light point, decorative cornicing and a radiator.



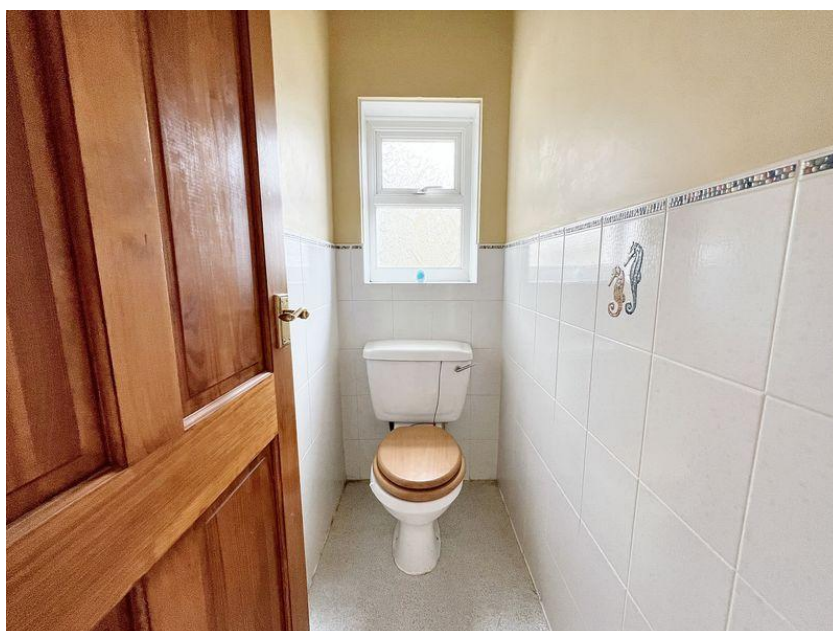
## HOUSE BATHROOM

The bathroom features a four-piece suite which comprises fixed frame shower cubicle with thermostatic shower, a double-ended inset panel bath, a low-level w.c and pedestal wash hand basin. There is a double-glazed window with obscure glass to the side elevation, tiling to dado height, a ceiling light point, radiator and a fitted airing cupboard with shelving for toiletries and towels.



## SEPARATE W.C.

The separate w.c. again has tiling to the dado height on the walls, a low level w.c., a double-glazed window with obscure glass to the side elevation and a ceiling light point.



## EXTERNAL

Externally, the property features a Tarmacadam driveway that leads down the side of the property, providing off-street parking for multiple vehicles. A pathway from the driveway leads to the front door with various lawn areas, mature tree and shrub lined boundaries. There are attractive stone walls and hedging. Following the lawn area to the side of the property, outside the bay window to the lounge is a tucked away flagged patio which is sheltered with a mature hedge border and following the driveway, down the side of the property there is a rear yard. The rear yard could be utilised as a seating area with part walled and part fence boundaries. Here there is an external security light and an external tap with a door leading into the kitchen.





### ADDITIONAL INFORMATION

The property is offered for sale with no onward chain and will be sold as seen.

### **ADDITIONAL INFORMATION**

EPC rating – D

Property tenure – Leasehold

Local authority – Kirklees Council

Council tax band – D

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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## **MORTGAGE ADVICE**

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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## **OFFICE OPENING TIME 7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

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