



**Moorlands Road
Mount
Huddersfield
HD3 3UN**



AN ATTRACTIVELY PRESENTED AND WELL APPOINTED FOUR BEDROOM SEMI DETACHED HOUSE WITH BEDROOMS TO BOTH GROUND AND FIRST FLOOR, SITUATED WITHIN A WELL REGARDED AND POPULAR RESIDENTIAL AREA CLOSE TO MOORLANDS SCHOOL AND JUST MINUTES FROM JUNCTIONS 23 AND 24 OF THE M62 MOTORWAY.

The property is ideal for a family with accommodation served by a gas central heating system, PVCu double glazing and briefly comprising to the ground floor entrance porch, entrance hall, living room, dining area, conservatory, kitchen, side entrance lobby, downstairs WC, bedroom four with French doors and en suite shower room. To the first floor a landing leads to three bedrooms and bathroom. Externally there is parking for two cars to the front together with a garden, there is a pathway down the right hand side of the property with gate part way down. This leads to the rear garden with flagged patio, lawn, timber decking and useful garden store.

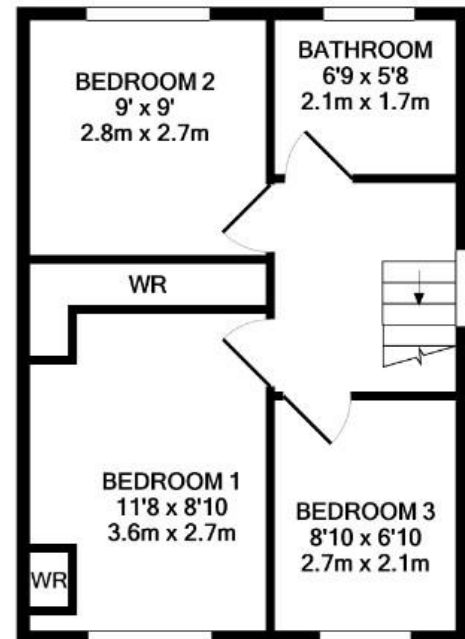
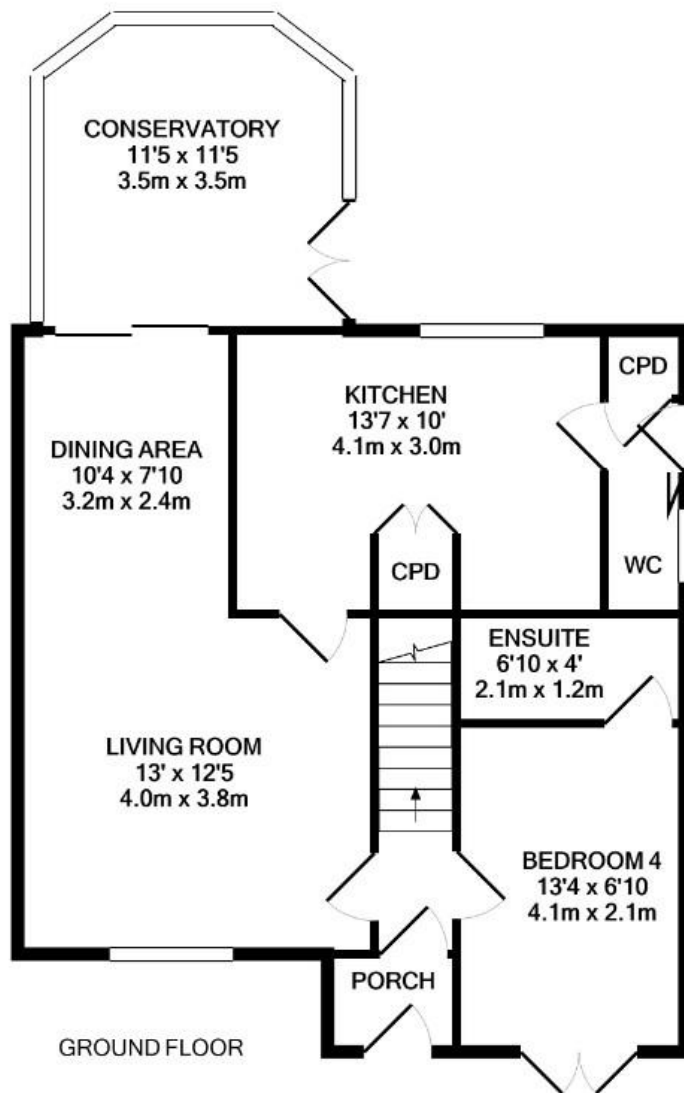
Offers over: £210,000



26 Lidget Street, Huddersfield, HD3 3JP
Tel: 01484 651878

www.simonblyth.co.uk





MOORLANDS ROAD

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2020



THE ACCOMMODATION COMPRISES

GROUND FLOOR

A PVCu and frosted double glazed door opens into an entrance porch, this has a ceiling light point, laminate flooring and from here there is a timber and frosted glazed door opening into the entrance hall and a door to one side giving access to bedroom number four.

ENTRANCE HALL

With central heating radiator, stairs rising to the first floor and to one side a door opens into the living room.

LIVING ROOM

13' x 12'5" (3.96m x 3.78m)

This has a large PVCu double glazed window which looks out across the front garden, there is a ceiling light point, central heating radiator, storage cupboard beneath the stairs and as the main focal point of the room there is a feature fireplace with surround, flame effect electric fire resting on a raised hearth.



DINING AREA

10'4" x 7'10" (3.15m x 2.39m)

This is open plan to the living room and has a ceiling light point, timber panelling to dado height, central heating radiator, grey plank effect laminate flooring and at the far end a PVCu sliding patio door gives access to the conservatory.



CONSERVATORY

11'5" x 11'5" (3.48m x 3.48m)

With PVCu double glazed windows and PVCu double glazed door giving access to the rear garden, there is a tiled floor, central heating radiator and in one corner there is a multi fuel stove resting on a stone hearth.



KITCHEN

13'7" x 10' (4.14m x 3.05m)

This has a PVCu double glazed window looking out over the rear garden and a further PVCu double glazed window looking into the conservatory, there are inset ceiling downlighters, central heating radiator, tiled floor and fitted with a range of cream gloss base and wall cupboards, drawers, these are complimented by contrasting overlying worktops with tiled splashbacks, there is a wine rack, inset one and a half bowl single drainer stainless steel sink with extending chrome mono bloc tap, four ring gas hob with extractor hood over and a double oven beneath, there is under counter space for washing machine, dishwasher and tumble dryer, twin panelled door storage cupboard and to one side a timber and frosted glazed door gives access to a side entrance lobby.



SIDE ENTRANCE LOBBY

This has a PVCu and frosted double glazed door, inset ceiling downlighter, tiled floor, there is a cupboard housing a wall mounted Worcester gas fired central heating boiler and opposite the cupboard a timber panelled bi fold door gives access to a downstairs WC.

DOWNSTAIRS W.C.

4'8" x 2'9" (1.42m x 0.84m)

With a frosted PVCu double glazed window, there are inset ceiling downlighters, central heating radiator, tiled floor and fitted with a low flush WC.

BEDROOM FOUR

13'4" x 6'10" (4.06m x 2.08m)

A double room with inset ceiling downlighters, PVCu double glazed French doors which provide the room with plenty of natural light, central heating radiator and at the far end a door gives access to an en suite shower room.



EN SUITE SHOWER ROOM

6'10" x 4' (2.08m x 1.22m)

With a frosted PVCu double glazed window, inset ceiling downlighters and fitted with a suite comprising pedestal wash basin with chrome mono bloc tap, low flush WC and corner shower cubicle with chrome shower fitting.



FIRST FLOOR

LANDING

With a PVCu double glazed window to the gable, ceiling light point and loft access. From the landing access can be gained to the following rooms:-

BEDROOM ONE

11'8" to wardrobes x 8'10" (3.56m to wardrobes x 2.69m)

A double room with a PVCu double glazed window looking out to the front, there is a ceiling light point, central heating radiator and having fitted floor to ceiling part mirror fronted wardrobes.



BEDROOM TWO

9' x 9' (2.74m x 2.74m)

A double room with a PVCu double glazed window looking out over the rear garden, there is a ceiling light point and central heating radiator.



BEDROOM THREE

8'10" x 6'10" (2.69m x 2.08m)

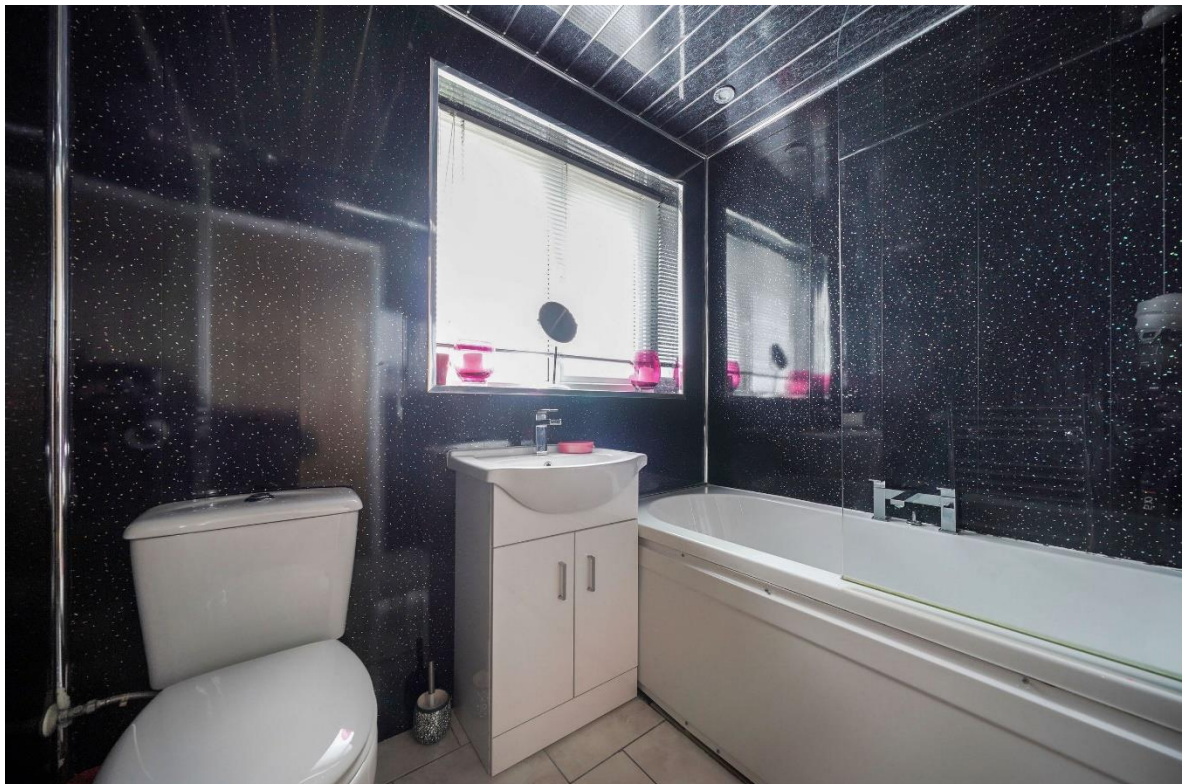
This is situated adjacent to bedroom number one and has a PVCu double glazed window, ceiling light point, central heating radiator and bulk head.



BATHROOM

6'9" x 5'8" (2.06m x 1.73m)

With a frosted PVCu double glazed window, inset ceiling downlighters, extractor fan, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising double ended panelled bath with mixer tap, glazed shower screen and electric shower fitting over, vanity unit incorporating wash basin with chrome mono bloc waterfall style tap and low flush WC.



OUTSIDE

PARKING

To the front of the property there is off road parking for two cars.

GARDENS

To the front of the property there are planted trees and shrubs together with a flagged pathway which leads down the right hand side of the house where there is a timber hand gate leading to the rear garden. The rear garden has a flagged area with wood store, lawn, timber decking with spindled balustrade and useful garden store.



ADDITIONAL DETAILS

CENTRAL HEATING

The property has a gas central heating system.

DOUBLE GLAZING

The property has PVCu double glazing.

DIRECTIONS

Proceed out of Huddersfield up Trinity Street and on reaching the roundabout by the Junction public house continue straight ahead onto Westbourne Road. At the next roundabout continue straight ahead onto New Hey Road where Moorlands Road will be found as the last turning on the right hand side before the roundabout. Continue along Moorlands Road passing the school on the right hand side where the property will eventually be found on the right.

VIEWING:

For an appointment to view, please contact the Huddersfield Office on 01484 651878

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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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.
-



MOORLANDS ROAD, MOUNT, HUDDERSFIELD, HD3 3UN

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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independant mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm

Details printed 17/09/20



MOORLANDS ROAD, MOUNT, HUDDERSFIELD, HD3 3UN



MOORLANDS ROAD, MOUNT, HUDDERSFIELD, HD3 3UN



MOORLANDS ROAD, MOUNT, HUDDERSFIELD, HD3 3UN



MOORLANDS ROAD, MOUNT, HUDDERSFIELD, HD3 3UN



MOORLANDS ROAD, MOUNT, HUDDERSFIELD, HD3 3UN



MOORLANDS ROAD, MOUNT, HUDDERSFIELD, HD3 3UN



MOORLANDS ROAD, MOUNT, HUDDERSFIELD, HD3 3UN
