

martin-thornton.com
01484 508000



**Church Lane, Moldgreen
Huddersfield,**

Offers over £140,000

**** UNEXPECTEDLY RE-OFFERED ****

This three-bedroom, mid-through terraced house is ideally placed for local amenities and is midway between the town centre and Waterloo. Only by an internal inspection can the size of the property be truly appreciated. It was originally two separate properties and offers spacious rooms. The accommodation comprises an entrance lobby, living room, rear hallway with access to the cellar and dining kitchen with some integrated appliances. On the first floor is a large landing area, two large double bedrooms, a bathroom, a single third bedroom with a staircase up to a large attic room. The property has gas-fired central heating and uPVC double glazing. Externally, a garage and parking space stand on a rented plot. There is a two-section paved patio and lawn to the rear. This property is offered with vacant possession.



Floorplan



All measurements are approximate and for display purposes only



Details

Entrance Lobby

An external uPVC door with opaque glazed panels and a matching over-light gives access to the entrance lobby. This has a staircase rising to the first floor accommodation, a radiator and a panelled door leading to the living room.

Living Room

This good-sized living room is positioned at the front of the property. It is particularly light and bright with a uPVC window enjoying a southerly aspect with no properties close to it. There is a wall-mounted gas fire, a radiator and a panelled door leading to the rear hallway.



Rear Hallway

The hallway has a uPVC door with opaque glazed over light leading to the garden, a radiator and access to the cellar.

Dining Kitchen

The large dining kitchen is positioned at the rear of the property and overlooks the garden via a uPVC window. It has an extensive array of base units with worktops, brick style splashbacks and a stainless steel sink. Integrated appliances include an oven, induction hob and a washing machine. There is space for a freestanding fridge freezer and a superb, stripped door floor-to-ceiling storage cupboard incorporating shelving. The room can easily accommodate a formal dining table. Within this room is the ideal boiler for the central heating system and a radiator.



Cellar

The cellar is situated beneath the living room and accessed from the rear hallway. It has a useful keeping table and space for additional kitchen appliances such as a condensing dryer, freezer etc.



Details

First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing with spindle balustrade. This is in two parts with the wider section being ideal for furniture and perfect for a dressing area.



Bedroom One

This large double bedroom is positioned at the rear of the property. It has built-in furniture comprising mirror-fronted wardrobes, drawers, storage cupboard, bedside cabinet and open shelved storage. There is a rear facing uPVC window and a radiator.





Details

Bedroom Two

This large double bedroom is positioned at the front of the property, enjoying a southerly aspect via a uPVC window. It has part of the former fire surround and a radiator.



Bedroom Three

This single bedroom is positioned at the front of the property, enjoying a southerly aspect via a uPVC window and a radiator. The room also incorporates a staircase rising to a useful attic room.



Attic Room

This would be perfect as a large home office, playroom or gaming room. It has front and rear Velux windows with blackout blinds, eaves storage on either side, two beams on display and a radiator.





Details

Bathroom

The bathroom has a three-piece suite comprising a timber panelled bath and a Mira Sport independent shower, a pedestal wash hand basin and a low-level WC. There is full height tiling around the bath, a louvre door storage cupboard, an opaque uPVC window and a radiator.



External Details

At the front of the property is a partly paved garden with flower and shrub beds and a low-level perimeter fence. On the right hand side of number 32 is an area with garages, one of which is owned by our clients and stands on a rented plot with a parking space at the side. Our clients have owned the property for many decades and leased the plot and parking space with the property. At the rear of the property is a garden area with external power and water. A large paved seating area provides a pleasant eating and entertaining space. A second area with a timber shed and lawn has been used by our clients for well over thirty years and was also utilised by the previous owners. However, it is not on their Title Deeds.



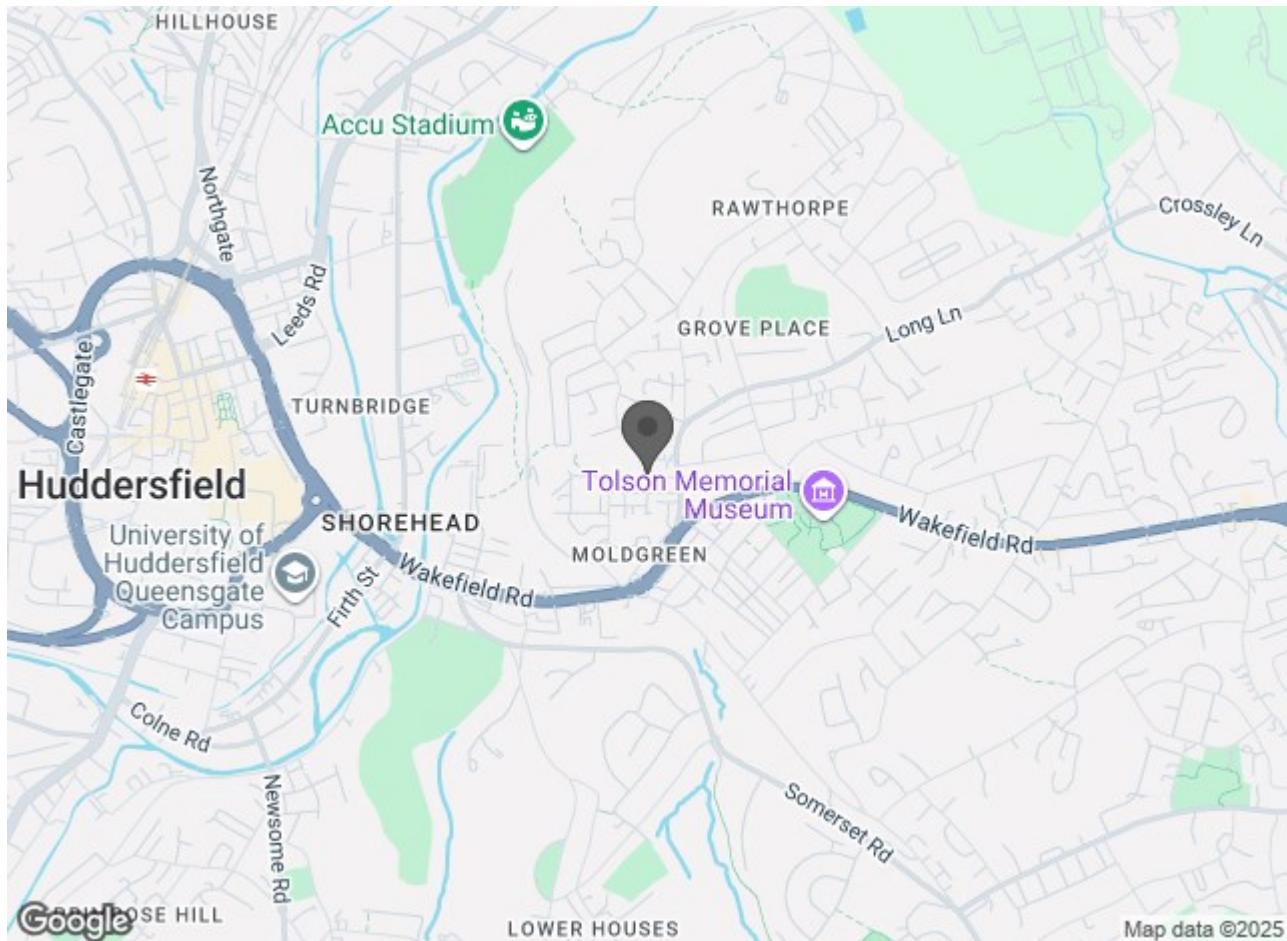
Tenure

The vendor of this property inform us that it is freehold.

Church Lane, Moldgreen Huddersfield,



Directions



**Martin
Thornton**
ESTATE AGENTS

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