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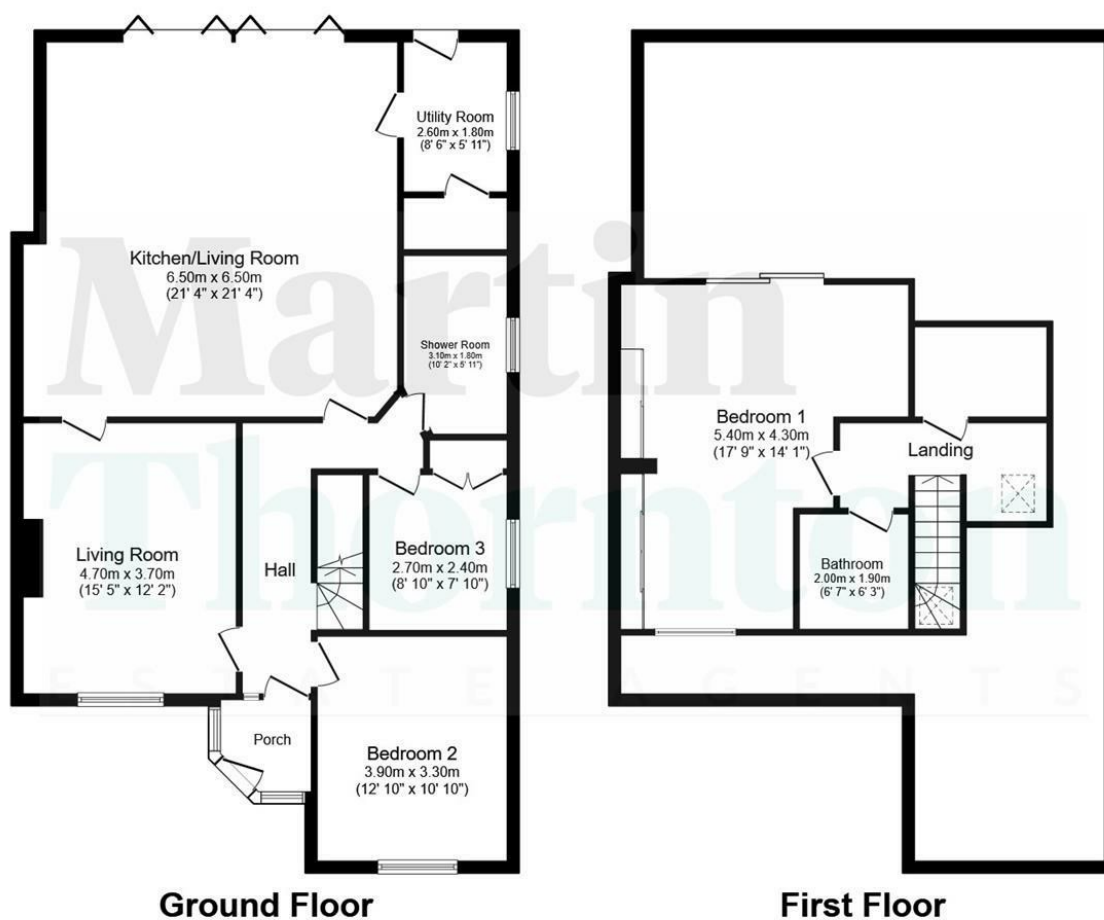
**Lindley Moor Road, Mount
Huddersfield,**

**Offers in the region of
£400,000**

This substantially extended, formally four but now three bedroom semi-detached home occupies a generous plot with a southerly aspect to the rear. It has a high specification interior and a stunning open-plan living/dining kitchen with bi-folding doors leading to a lovely patio. The property is located within a well-regarded area with ease of access to local amenities including recommended schooling and the M62 motorway network. It has a gas-fired central heating system, a Smart thermostat, double-glazing throughout and a comprehensive security system. The accommodation comprises an entrance porch, inner entrance hallway, living room, rear open-plan living/dining kitchen with island unit and wood burning stove, utility, two bedrooms and shower room. On the first floor, there is a large master bedroom with built-in furniture and useful storage, and a bathroom. Externally, there are recently fitted composite gates and extensive parking, a large detached brick-built garage, and front and rear gardens with a large patio/terrace adjoining the bi-fold doors in the living/dining kitchen. Only by an internal inspection can the accommodation, presentation and gardens be truly appreciated. There is lapsed planning permission for a single story extension to the rear of the garage to form a garden room. Planning application number 2020/EB/00999/W. The property benefits from some recently fitted windows and doors and no upper chain.

Lindley Moor Road, Mount Huddersfield,

Floorplan



Total floor area 146.4 m² (1,576 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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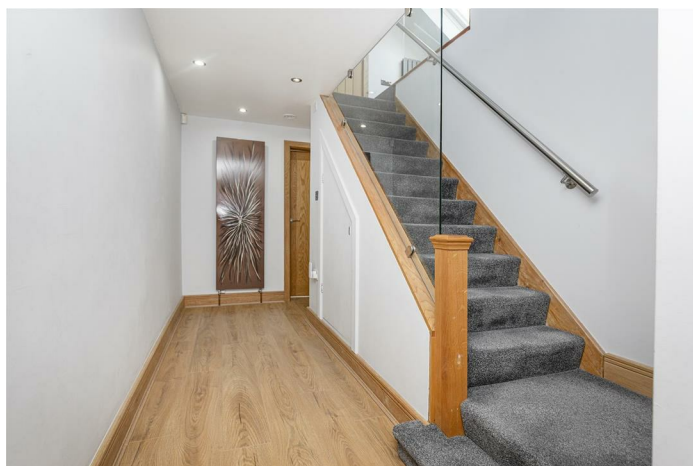
Details



Entrance Porch

A uPVC entrance door with a large opaque glazed panel and matching side screens gives access to the entrance porch. It has oak style laminate flooring and provides a useful storage area for coats and shoes. A uPVC glazed door opens to the entrance hallway.

Entrance Hallway



The spacious hallway has superb oak internal joinery and a feature staircase with oak and glazed panels, a stylish upright radiator and ceiling downlighting throughout. The staircase incorporates LED, coloured mood lighting and gives access to the first floor accommodation.

Living Room



From the entrance, a timber door gives access to the good-sized living room, which is positioned at the front of the

property, with a large uPVC double-glazed window overlooking the front garden. It has a multi-fuel stove set to the chimney breast upon a raised hearth, with a brick style tiled inlay. The room has wall light points, internal oak joinery, a stylish upright radiator and a door leading into the living/dining kitchen.

Living/Dining Kitchen



This open-plan eating and entertaining space certainly has the wow factor, positioned at the rear of the property, enjoying a southerly aspect. The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops with matching upstands. Integrated appliances include a double oven and a five-ring induction hob with overlying canopy filter hood. There is a central island unit with lighting above and base cupboards for extra storage, an inset stainless steel sink unit with extendable hose style tap, and space for a freestanding American style fridge freezer. The room can easily accommodate a formal dining table. The adjoining living area has a glazed door multi-fuel stove on a stone flagged hearth. At the far end, there is a set of five-panel bi-fold doors, providing access to a large terrace. There is provision for a wall-mounted TV, two upright radiators and oak style laminate flooring that continues into the utility room.

Lindley Moor Road, Mount Huddersfield,

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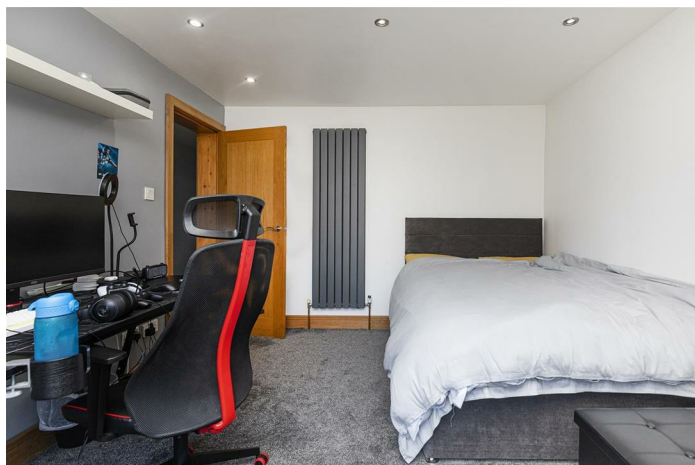


Utility



This room has a range of high gloss wall and base cupboards, plumbing for an automatic washing machine and an inset composite one-and-a-half bowl sink unit with a mixer tap. There is a uPVC double-glazed window to the side elevation and an aluminium and double-glazed door giving access to the rear garden. It has a stylish upright radiator and ceiling downlighting. Adjoining the utility is the boiler room, home to the property's hot water system and the Ideal central heating boiler.

Bedroom Two



This large ground floor bedroom is positioned at the front of the property and has a large uPVC double-glazed window overlooking the front elevation. This room could accommodate freestanding or fitted furniture. It has ceiling downlighting and an upright stylish radiator.

Bedroom Three



This double bedroom has a uPVC window to the side elevation, a built-in storage cupboard, ceiling downlighting and a radiator.

Shower Room



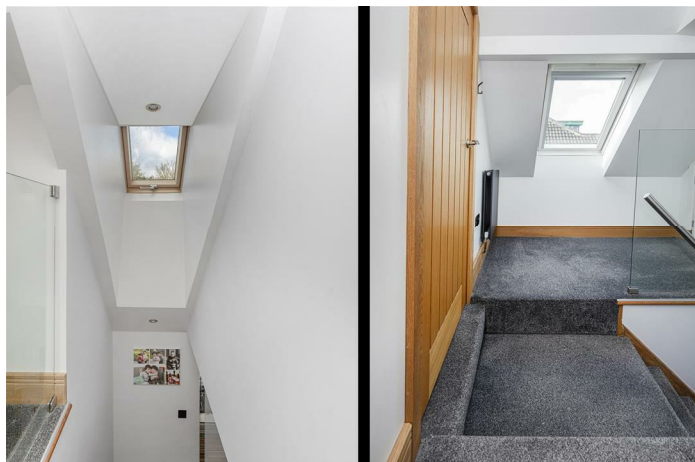
The white suite comprises a walk-in shower with a glazed screen, home to a waterfall style shower fitting, a pedestal hand basin with a waterfall style mixer tap and a low-level WC. There is tiling to the floor, contrasting tiling to the walls, an inset mirror and ceiling downlighting. The room has a uPVC window and a wall-mounted ladder style radiator.

Lindley Moor Road, Mount Huddersfield,

Details



First Floor Landing



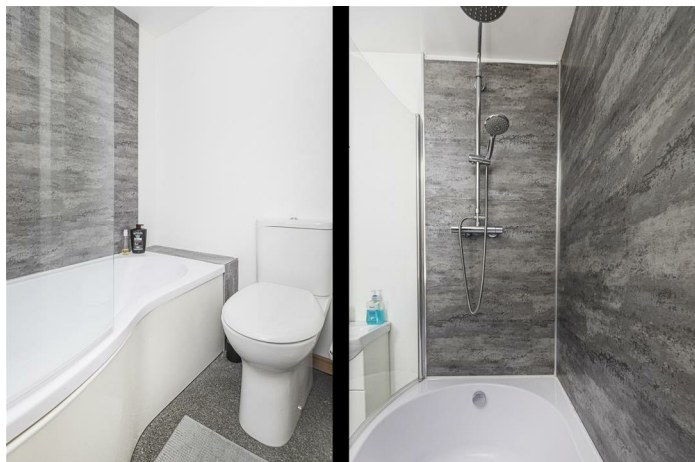
From the entrance hall, a staircase with inset LED lighting rises to the first floor landing, where there is a Velux window to the side elevation. It has access to useful storage, ceiling downlighting and a radiator.

Bedroom One



This large double bedroom has a dual aspect and is particularly light and bright, with uPVC windows to the front and rear elevations. It has a large patio door opening to a Juliette style balcony, enjoying a southerly aspect. There are built-in sliding door wardrobes, space for additional furniture, ceiling downlighting and an upright radiator. This room was previously two bedrooms, making the property a four bedroom home.

Bathroom



The white suite comprises a P-shaped bath with a curved screen, home to a waterfall style shower fitting, a pedestal hand basin with a mixer tap and a low-level WC. There is inset oak style shelving, an extractor fan, ceiling downlighting and an upright radiator.

External Details



The property occupies a generous plot, with a southerly aspect to the rear. There is a walled garden with a lawn, and a double-width driveway providing parking for several vehicles and continuing around the side of the property to a large, detached garage. The property benefits from hot water and generating solar panels. At the rear of the property, a full-width patio/sun terrace with glass balustrading creates a superb outdoor eating and entertaining space, which can be a real sun trap. There is

Lindley Moor Road, Mount Huddersfield,

Details



external lighting. The rear garden has a useful storage shed, perimeter walls and fencing.

Garage

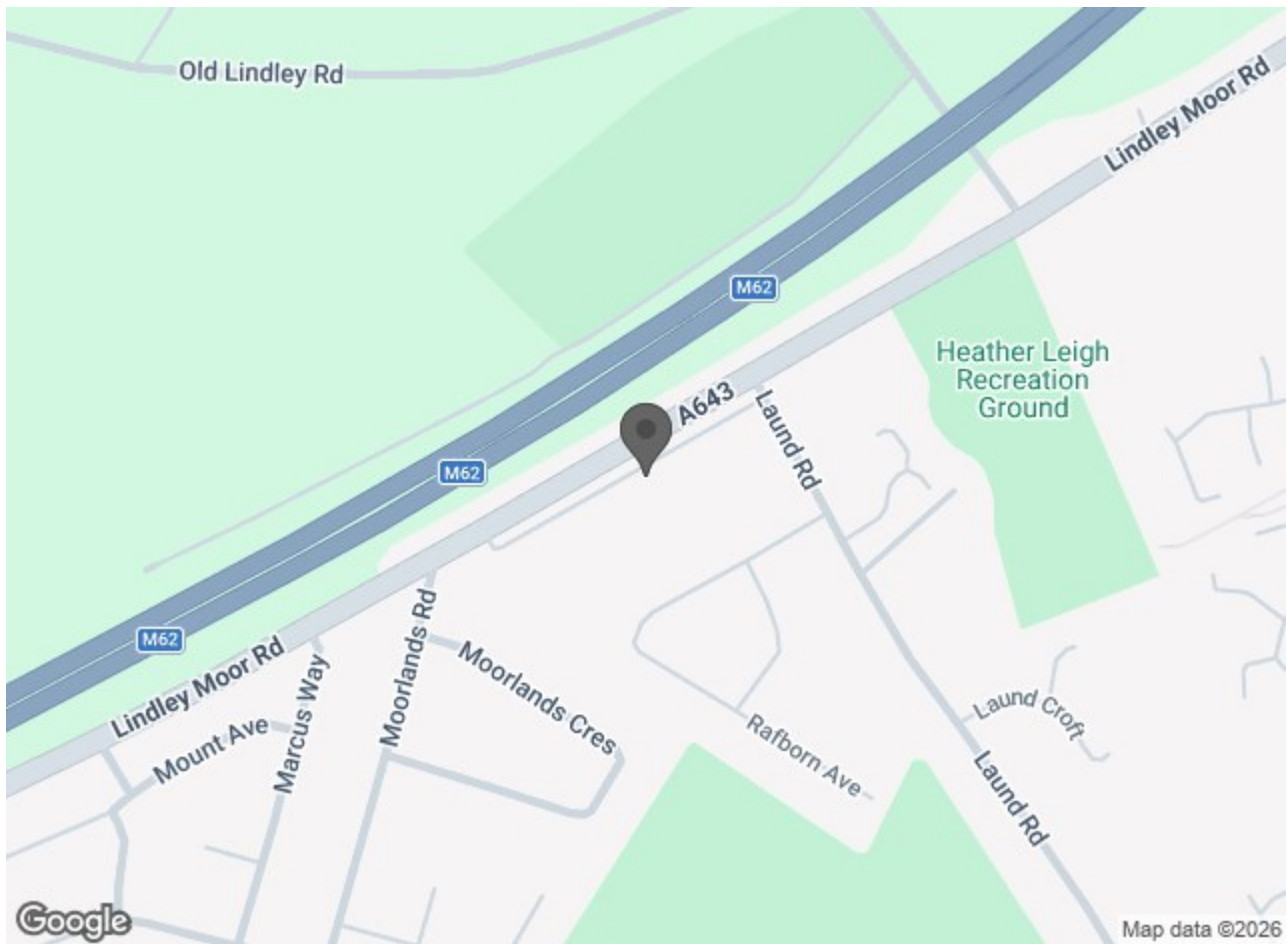
The substantial brick built garage has an automatic roller shutter door, a side door and windows. The garage has power, light and water supplies.

Tenure

The vendor informs us the property is freehold.

Lindley Moor Road, Mount Huddersfield,

Directions



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PLATINUM

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