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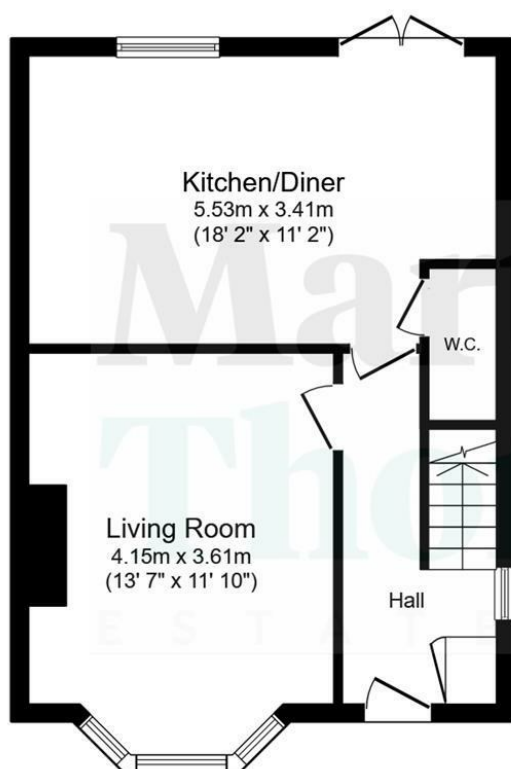
## Mount Avenue, Mount Huddersfield,

**Offers over £300,000**

This well-presented three-bedroom semi-detached property is located in this popular residential area. It may well prove suitable to the first time buyer or professional couple looking to access the nearby motorway network serving Leeds and Manchester City centres. The accommodation comprises a spacious entrance hall, living room, kitchen diner, downstairs WC, two double bedrooms, a single bedroom/home office and a stylish house bathroom. Externally, at the front of the property is a block paved driveway providing ample parking and a car port with plenty of storage. At the rear of the property is a superb garden area with seating areas, mature borders and a feature pond, all enjoying a southerly aspect. The property is also offered with no onward chain. Viewing is highly recommended.

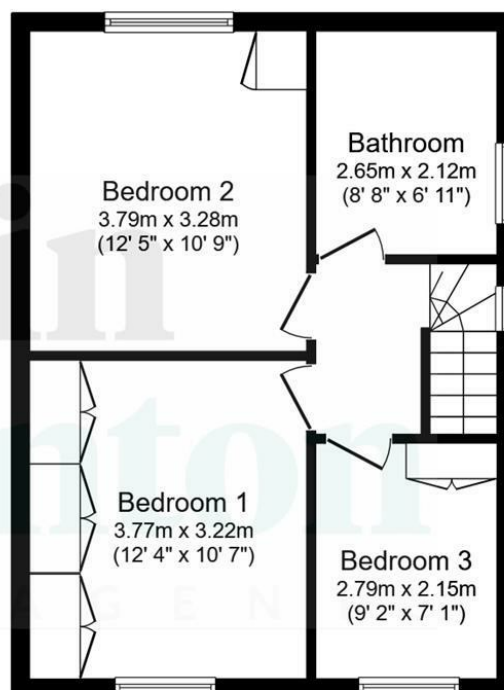
# Mount Avenue, Mount Huddersfield,

## Floorplan



**Ground Floor**

Floor area 43.4 sq.m. (468 sq.ft.)



**First Floor**

Floor area 42.4 sq.m. (456 sq.ft.)

Total floor area: 85.8 sq.m. (924 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



# Mount Avenue, Mount Huddersfield,

## Details



### Entrance Hall



A composite door with a glazed insert opens to the entrance hall which has a useful storage cupboard, perfect for shoes and coats. There is laminate style flooring, ceiling downlighting, a radiator and a uPVC double-glazed window to the side elevation. A balustrade and spindle staircase rises to the first floor accommodation and access can be gained to the following rooms:

### Kitchen Diner



A timber door with a glazed panel leads into the spacious kitchen diner, which is particularly light and bright with a large uPVC double-glazed window and French doors leading out to the garden. The kitchen area has been recently renovated with a range of modern wall and base cupboards, drawers, roll-edge worktops and matching upstands. Integrated appliances include a double oven, electric hob

with overlying canopy style filter hood, fridge freezer, dishwasher and washing machine. This room houses the Ideal boiler for the central heating system, which was recently installed, and has a continuation of the oak style laminate flooring, ceiling downlighting and a stylish vertically hung radiator. Access can be gained to the useful downstairs WC.

### Downstairs WC

This room incorporates a low-level WC and a trough style hand wash basin with a waterfall style tap and a vanity unit beneath. There is a continuation of the laminate style flooring, an extractor fan and a ceiling downlight point.

### Living Room



This reception room is situated at the front of the property with lots of natural light via a splayed uPVC double-glazed window. The spacious room has plenty of room for furniture, a ceiling light point and a radiator.

# Mount Avenue, Mount Huddersfield,

## Details



### First Floor Landing



From the entrance hall, a staircase leads to the first floor landing where there is a uPVC double-glazed window to the side elevation. There are ceiling downlight points and access to loft space.

### Bedroom One



This double bedroom is situated at the front of the property and enjoys lots of natural light via a large uPVC double-glazed window. It has wall length fitted wardrobes with hanging and shelving, coving to the ceiling, a ceiling light point and a radiator.

### Bedroom Two



This double bedroom is situated at the rear of the property and enjoys lots of natural light via a large uPVC double-glazed window overlooking the garden. It has a useful storage cupboard, a ceiling light point and a radiator.

### Bedroom Three



This bedroom is situated at the front of the property and is currently used as a work from home office. It enjoys lots of natural light via a large uPVC double-glazed window, has a ceiling light point and a radiator.

# Mount Avenue, Mount Huddersfield,

## Details



### House Bathroom



The bathroom has a modern white suite comprising an L-shaped bath with overlying waterfall style shower fitting and a hand-held shower attachment, a large oval countertop hand basin with a waterfall style tap and a low-level WC. The floors are tiled along with tiling to the shower area, a ladder style heated towel rail, ceiling downlight points, a shaver point and an extractor fan. To the side elevation is a large uPVC double-glazed window.

### External Details



At the front of the property is a block paved driveway with space for several vehicles and a car port. At the rear of the car port is a useful storage cupboard, external lighting and a timber gate providing access to the rear garden. The rear garden is walled and fenced with a patio, external lighting and a pebbled area, home to a fish pond with shrubbery

borders. Steps lead down to a further seating area with a sun room and a potting shed. The rear garden is a real sun trap and enjoys a southerly aspect.

### Tenure

The vendor informs us that the property is freehold.



# Mount Avenue, Mount Huddersfield,

Directions

