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## Mount Avenue, Mount Huddersfield,

**Offers over £300,000**

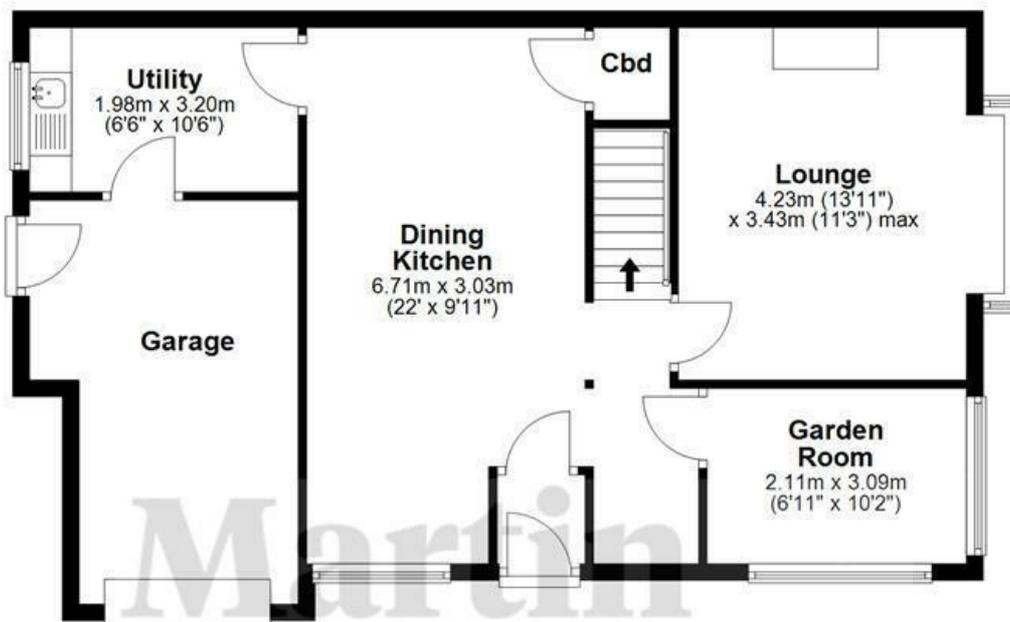
This three double bedroom semi-detached home offered with no onwards chain occupies a corner plot with garden areas to three sided and parking for several vehicles. It is perfectly placed for local amenities, schooling and nearby M62 giving access to Manchester and Leeds. It has been substantially extended from its original design and enjoys a southerly aspect at the front. The spacious accommodation comprises an entrance vestibule, large open-plan dining kitchen, sun lounge, living room with bay window and a utility on the ground floor. On the first floor, there is access to the loft area, three double bedrooms and a spacious bathroom. The property has a gas-fired central heating system and a combination of uPVC and wooden sealed unit double-glazed windows. There is an integral garage and parking on the driveway. The front of the property is a real sun trap and has views towards Scapegoat Hill. It has lawns and a patio area with a built-in barbecue. Internal viewing is encouraged to appreciate all that is on offer.

# Mount Avenue, Mount Huddersfield,

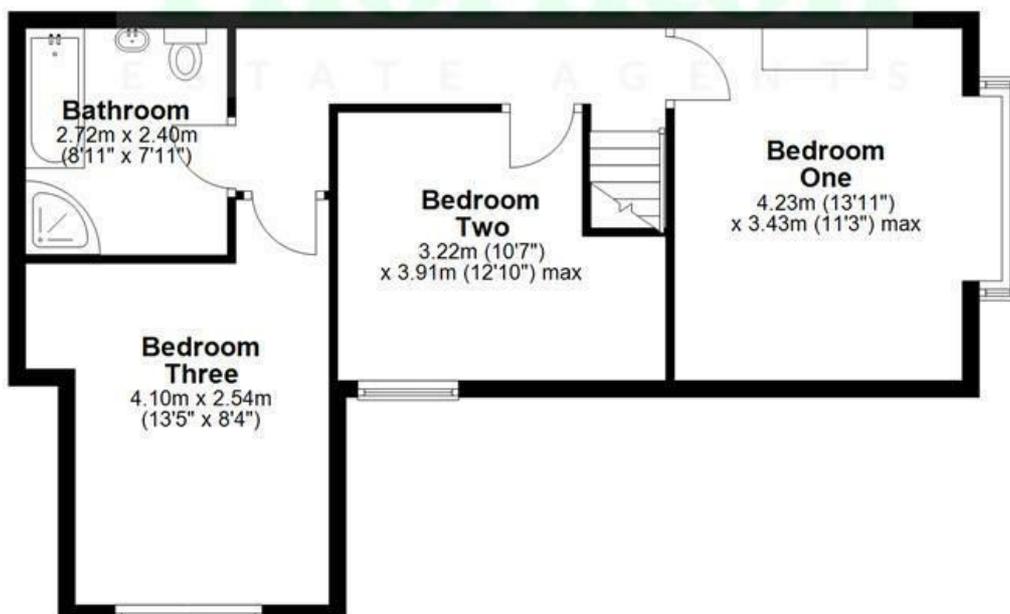
## Floorplan



### Ground Floor



### First Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

# Mount Avenue, Mount Huddersfield,

## Details



### Entrance Vestibule

An external composite door with an opaque glazed panel gives access into the entrance vestibule. This has an inset matwell and floor tiling that continues through into the dining kitchen. A timber and glazed door leads into the dining kitchen.

### Dining Kitchen



This room is particularly spacious and creates an open-plan eating and entertaining space. The kitchen area is positioned at the front of the room with wall cupboards and base units, working surfaces with tiled surrounds and a stainless steel sink. Integrated appliances comprise an oven, hob, filter hood, fridge and freezer. There is space for a slimline dishwasher. The room can accommodate a formal dining table and has a tiled floor, a good-sized under stairs storage cupboard and a radiator. The dining area has an adjoining section to store shoes and coats, etc., and a timber and glazed door leads through to the sun lounge.

### Sun Lounge

This multipurpose room could be a breakfast room or second sitting room, etc. It is particularly light and bright with a dual aspect, having large front and side sealed unit double-glazed windows. There is oak style laminate flooring, exposed stonework and a radiator.

### Utility



Off the dining kitchen is the good-sized utility, which has a worktop with a one-and-a-half stainless steel sink. There is plumbing for an automatic washer and space for an additional appliance. Housed in this room is the Vaillant boiler for the central system. There is a sealed unit double-glazed window to the side elevation and a personal door giving access into the garage.

### Living Room



Positioned at the front of the property, this room is particularly light and bright. It has a walk-in bay window with uPVC glazing and enjoys a southerly aspect. There is provision for a flat screen TV, plenty of space for furniture, cornice style coving and a radiator.

# Mount Avenue, Mount Huddersfield,

## Details



### First Floor Landing

From the dining kitchen, the staircase rises to the first floor landing, which has a drop down ladder to a partly boarded loft. The landing has a Velux window and a radiator.

### Bedroom One



This large double bedroom is positioned at the front of the property and has a bay window with uPVC glazing. From its elevated position, it enjoys long distant views towards Scapegoat Hill. The room can easily accommodate a vast amount of furniture, has a feature fireplace and a radiator.

### Bedroom Two



This double bedroom has plenty of space for furniture, a side uPVC window and a radiator.

### Bedroom Three



This double bedroom was created when the property was extended and has plenty of space for furniture. It has a uPVC side window and a radiator.

### Bathroom



The large bathroom has a four-piece suite comprising a large shower cubicle with an overhead waterfall style shower fitting, a panelled bath, a hand basin with storage cupboards below and a low-level WC with a concealed cistern. Within the shower cubicle, there is full height tiling, with half-height tiling to the remaining walls. There is an extractor fan, a sealed unit double-glazed rear window and a radiator.

# Mount Avenue, Mount Huddersfield,

## Details



### External Details



The property has gardens to three sides. The front of the property is a real sun trap, enjoying a southerly aspect. There is perimeter fencing, a large paved patio area with a built-in barbecue and a shaped level lawn with mature beds and borders. Steps lead up to a second lawn area, along with shrubbery and soft fruit bushes. There is a lawned garden in front of the bay window. On the left-hand side is the driveway, which can accommodate several vehicles and would be perfect for a motorhome/caravan. There is outside lighting, power sockets and water. The driveway gives access to the garage. A personal door in the utility leads to the rear of the house, which is predominantly paved for ease of maintenance.

### Garage

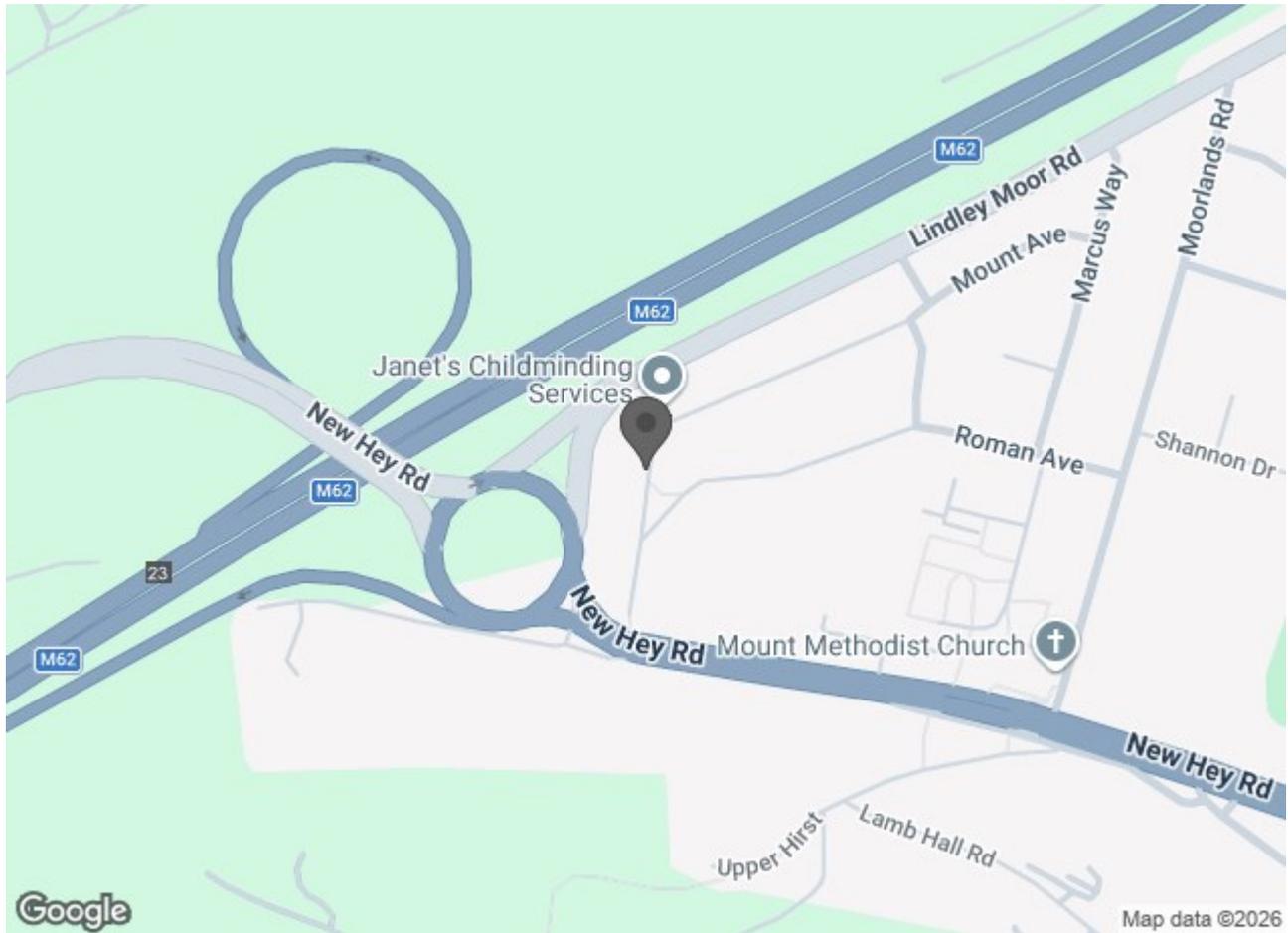
The garage has an up-and-over door, power, lighting and an external timber door.

### Tenure

The vendor has informed us that the property is Freehold.

# Mount Avenue, Mount Huddersfield,

Directions



## **Mount Avenue, Mount Huddersfield,**

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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