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Roman Drive, Mount Huddersfield, Yorkshire

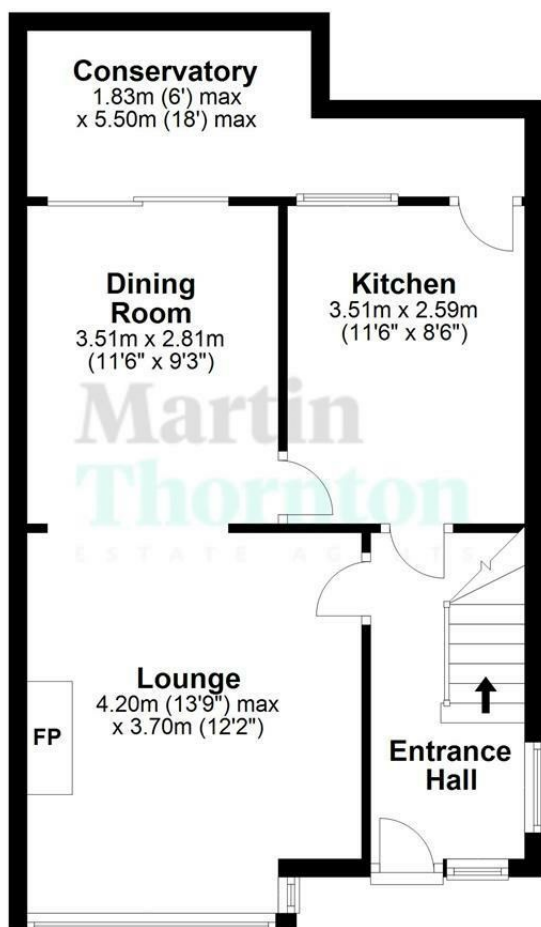
**Offers in the region of
£260,000**

This well-presented three-bedroom semi-detached home is presented to a high standard throughout with a light and bright interior and neutral colour scheme. It has two separate reception rooms and a conservatory. The property is perfectly placed for nearby schooling and would be an ideal commuter base via the M62 motorway. The accommodation comprises a light and bright entrance hallway, living room with bay window and media wall, separate dining room, conservatory and kitchen with some integrated appliances. On the first floor, there are three bedrooms, two of which have built-in wardrobes, the bathroom incorporating a separate shower cubicle and a separate WC. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there are lawned gardens to the front and rear, along with parking on the driveway and a garage. This is ideal family accommodation in this popular and well-regarded area.



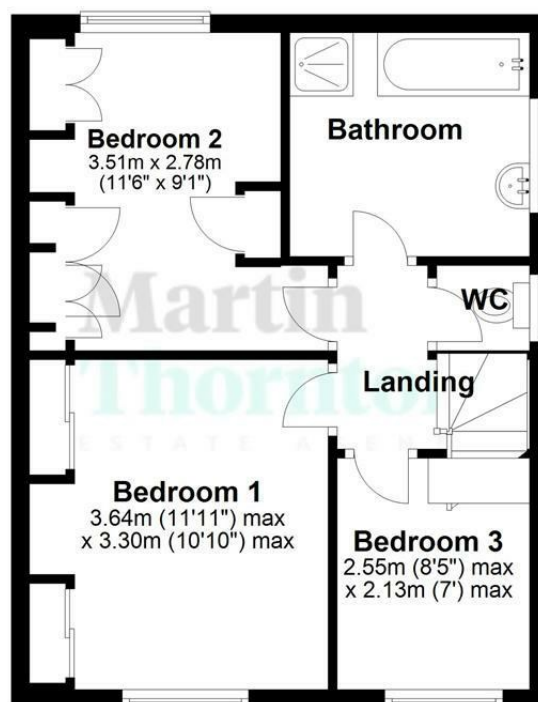
Ground Floor

Approx. 49.6 sq. metres (534.3 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.5 sq. feet)



Total area: approx. 89.3 sq. metres (960.8 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.

Plan produced using PlanUp.

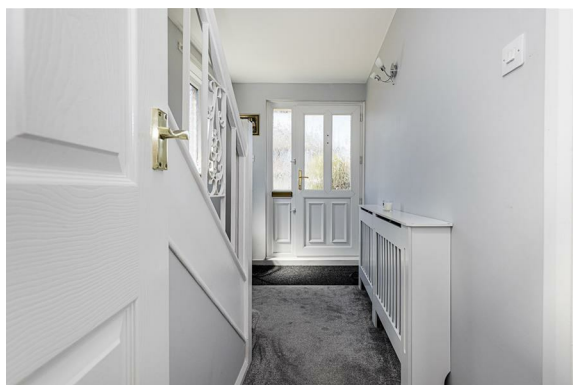
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Entrance Hallway

A uPVC entrance door with opaque glazed panels and a matching side screen gives access to the entrance hallway. It is presented to a high standard with a neutral colour scheme and is particularly light and bright with a side uPVC window. A staircase rises to the first floor accommodation. The initial area to the hallway has robust matting and, beyond this, grey carpeting that can be found throughout the majority of the home. There is also a radiator and a door leading to the living room.



Living Room

Positioned at the front of the property, this is a light and bright room with stylish and contemporary decor and carpeting. The focal point of the room is the media wall, which can incorporate a 55 in flat screen TV with a sound bar beneath and a remote control electric fire. There is plenty of space for furniture, a uPVC bay window to the front elevation, wall light points and a radiator. A wide archway leads through to the dining room.



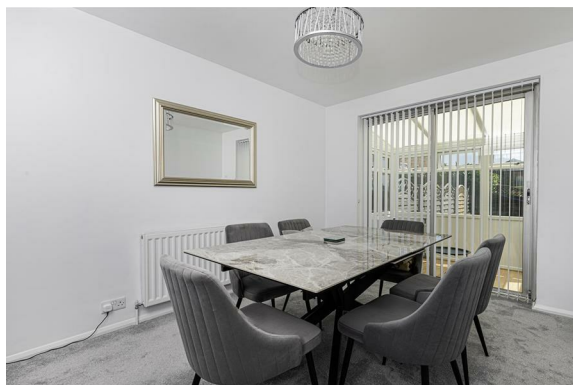
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Dining Room

This room can also be accessed from the kitchen and can easily accommodate a large formal dining table. This flexible room could be used as a playroom, etc., or the dividing wall could be removed to create a larger dining kitchen. Again, the room has neutral crisp decor and grey carpeting. There is a radiator and sliding patio doors leading to the conservatory.



Kitchen

The kitchen can also be accessed from the hallway and has wall cupboards and base units, worktops with tiled surrounds and a stainless steel sink with single drainer. Integrated appliances comprise a four-ring gas hob, a fan oven beneath and a canopy style filter hood above. There is space and plumbing for an automatic washing machine and, beneath the staircase, space for a freestanding fridge freezer. This room also houses the boiler for the central heating system. It has a rear uPVC window and a composite door leading into the conservatory.



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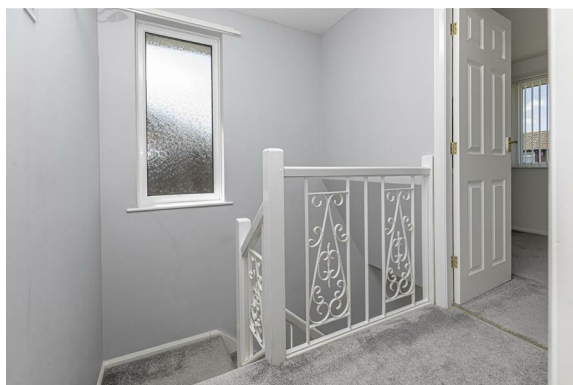
Conservatory

The conservatory spans the full width of the property and can also be accessed via the French doors within the dining room. It has uPVC glazing overlooking the rear garden, oak effect laminate flooring. This multipurpose space could be used as a dining/breakfast room, a children's' playroom or even handy storage. A uPVC and glazed door gives access out into the rear garden.



First Floor Landing

From the entrance hallway, the staircase rises to the first floor landing, which has neutral decor and grey carpeting. There is an opaque side uPVC window and a wall light point.



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Bedroom One

This large double bedroom is positioned at the front of the property and is light and bright with a neutral colour palette and a wide uPVC window maximising natural light. It has built-in wardrobes to either side of the chimney breast, with sliding mirror fronted doors and storage cupboards above. There are central cupboards to the chimney breast with open shelving to the side. The room has plenty of space for further freestanding furniture and has a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and has built-in double wardrobes and overhead storage cupboards. There are bed head light points and a handy built-in shelved storage cupboard, perfect for towels and bedding, etc. The uPVC window enjoys a view looking back towards Emley Moor Mast in the distance. There is also a radiator.



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Bedroom Three

This single bedroom is positioned at the front of the property and has two wall light points and access to loft space. It has a neutral colour palette and a radiator.



Bathroom

The bathroom has a three-piece suite comprising a panelled bath, a wash hand basin with storage beneath and a separate shower cubicle with a glazed door and a waterfall style shower fitting, along with an additional hand-held shower attachment. There is aqua panelling to the walls, an opaque side uPVC window and an upright chrome ladder style radiator.



Separate WC

This room houses a low-level WC, an opaque side uPVC window and a radiator.



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External Details

Immediately in front of the property, there is a low-level perimeter wall. Beyond this is a level lawned garden with privet style hedge. To the right hand side the driveway provides parking and there is external power, lighting and water, along with an integral house store. At the end of the driveway is a garage and this has opening twin timber doors and two side windows. Adjoining the conservatory is a small timber decked seating area and an adjoining lawned garden with coloured slate borders.



Tenure

The vendor informs us that the property is freehold.

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Directions

