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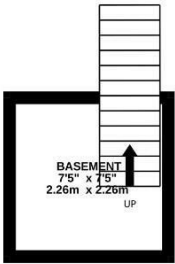
Moor Hill Road, Huddersfield, Yorkshire

£1,150 Per month

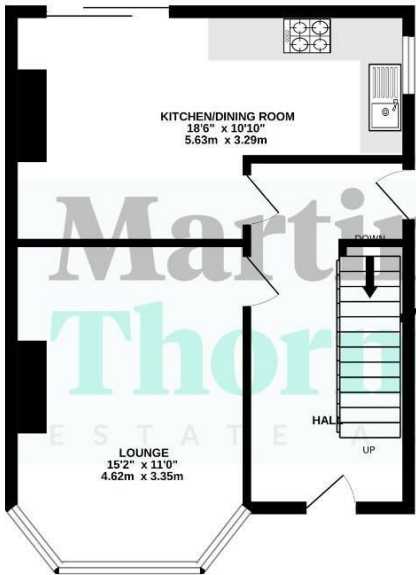
This very well presented, stone built, detached family home is positioned close to nearby amenities including doctors, dentists, opticians, chemist, florist and supermarket, and may well prove suitable for the professional couple. Also, within a short distance of the M62 motorway network serving Leeds and Manchester city centres. Internally, the property briefly comprises of entrance hall, basement with keep cellar, lounge, open plan dining kitchen with some integrated appliances, and to the first floor are three bedrooms along with a modern, stylish house bathroom. There are oak panelled doors throughout with brushed chrome door furniture. The property enjoys a gas central heating system and is fully uPVC double glazed. Externally there is ample parking to the front elevation along with a pebbled, low maintenance garden. To the rear is a fenced, enclosed lawned garden with patio area.



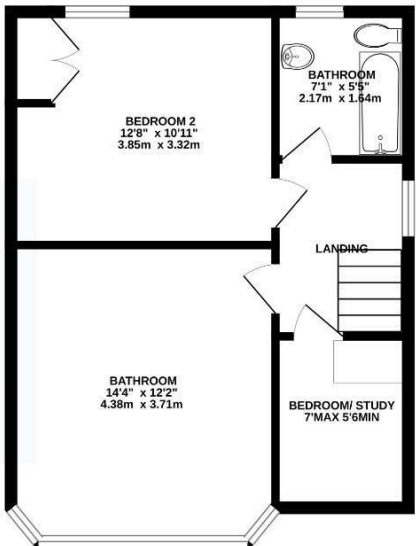
BASEMENT
55 sq.ft. (5.1 sq.m.) approx.



GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Moor Hill Road, Huddersfield, Yorkshire

Details



Entrance Hall

A uPVC door with double glazed panel above and double glazed side panel opens to the entrance hall where there is an attractive laminate floor running throughout, ceiling light point and a radiator. A staircase rises to the first floor.

Basement with Keep Cellar

Steps lead down via an oak panelled door to the basement where there is a useful keep cellar with power and light.

Lounge



Set to the front elevation, this room enjoys lots of natural light via several uPVC double glazed windows set to a splayed surround. There are two wall light points, central ceiling light point, power points and two radiators. The focal point of the room is a polished wood fire surround with granite style inset and hearth.

Dining Kitchen



Running across the rear of the property, this lovely, open plan, dining kitchen acts as the hub of this family home. The kitchen area has a range base cupboards, drawers, roll-edge worktops, tiled splash-backs and matching wall cupboards over. Integrated appliances include a gas hob and oven with overlying extractor hood, fridge, dish washer and washing machine. There is an inset, stainless steel sink unit with overlying mixer tap, spotlights to ceiling and additional light from the side elevation via a uPVC double glazed window. Oak flooring leads into the dining area which enjoys fitted cupboards to either side of the chimney breast with matching worktops, inset downlights and a radiator. The focal point of the room is a cast iron style fire surround with timber mantel over, tiled hearth and open grate. A set of uPVC double glazed French doors lead out to the patio and garden beyond.

First Floor Landing

From the entrance hall, a staircase rises to the first floor landing where there is a uPVC double glazed window to the side elevation, ceiling light point, access to loft space and to the following rooms: -

Moor Hill Road, Huddersfield, Yorkshire

Details



Bedroom One



This bedroom is set to the front of the property and enjoys wall length fitted wardrobes with various hanging rails and shelving options, central ceiling light point, power points and a radiator. A walk-in, splayed, uPVC double glazed bay window provides natural light.

Bedroom Three



This small, single bedroom enjoys laminate flooring, a storage area over the bulkhead and would make an ideal work from home study. There is a central ceiling light point, power points, a radiator and a uPVC double glazed window provides natural light from the front elevation.

Bedroom Two



This double bedroom is set to the rear of the property and has a uPVC double glazed window looking out onto the patio and garden below. There are fitted wardrobes to the alcove with various hanging rails and shelving options, central ceiling light point, power points and a radiator.

Bathroom



Having a white suite comprising of a low flush WC, pedestal hand basin with chrome mixer tap over and a panelled bath with twin taps and overlying mains fed shower. The walls are tiled with a contrasting tiled floor, inset downlights to ceiling and a stylish, wall mounted, ladder style, heated towel rail.

External Details

Moor Hill Road, Huddersfield, Yorkshire

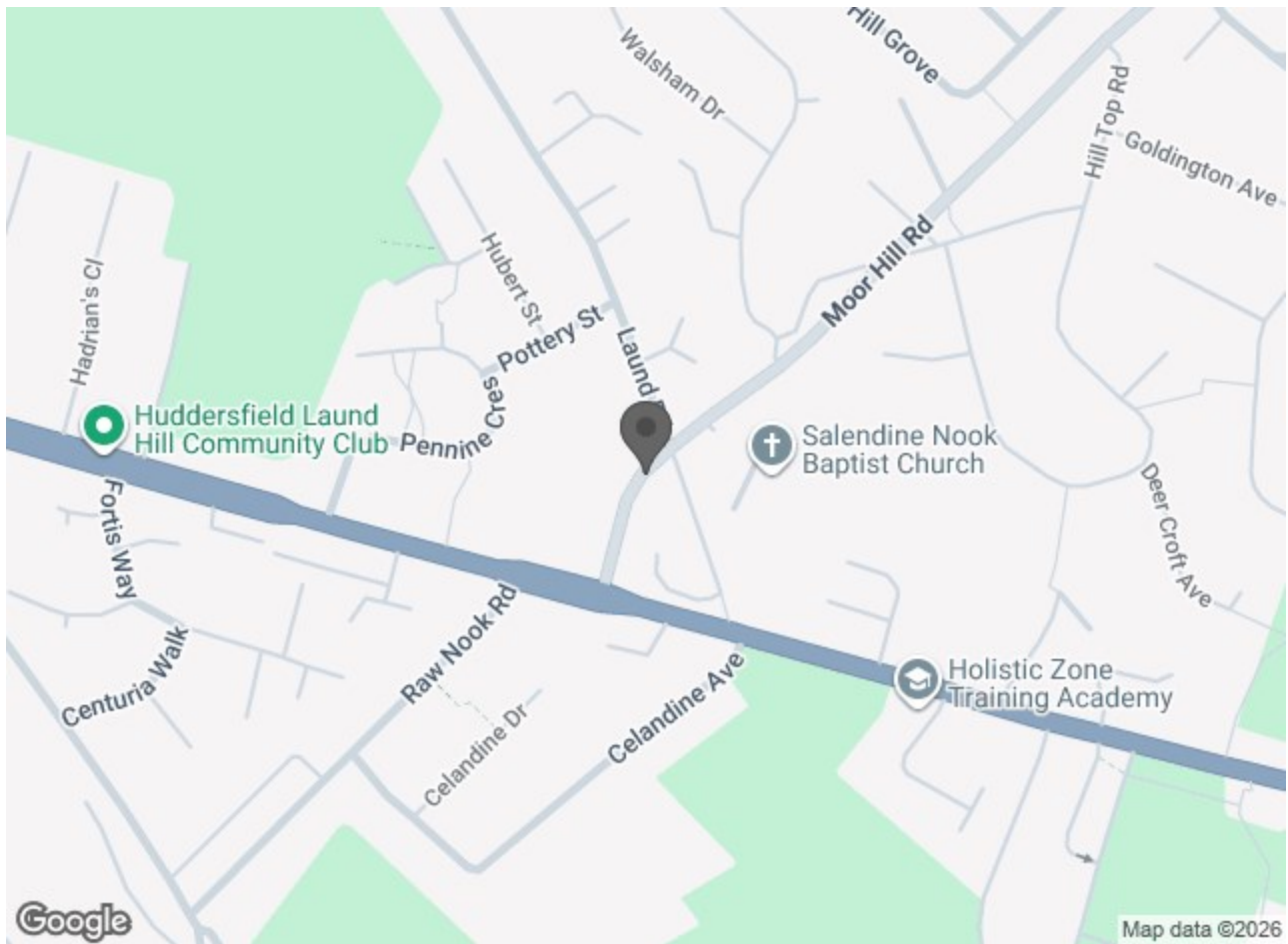
Details



To the front of the property there is a tarmacked driveway providing ample parking and a low maintenance, pebbled garden area. To the rear there is a fenced and lawned garden with patio area and mature shrubbery borders.

Moor Hill Road, Huddersfield, Yorkshire

Directions



**Moor Hill Road,
Huddersfield, Yorkshire**

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.