



374 Moor End Road

Mount Tabor, HX2 0RH

Offers In The Region Of £175,000 Freehold





Occupying an elevated position in the sought-after Mount Tabor and enjoying far-reaching countryside views, 374 Moor End Road is a charming through terrace house which has been reconfigured and renovated by the current owner now offering beautifully presented, open-plan accommodation over two floors.

Location

The property is situated on the edge of the Yorkshire Moors and has far reaching countryside views from all the rooms in the front elevation. Mount Tabor has a primary school, children's playground, village hall and wonderful farm shop/deli/dining facility. The town of Halifax is a short drive away and offers a wide variety of bars, restaurants, retail outlets, a cinema, health and fitness clubs, supermarkets and the historic 18th century Piece Hall. The Piece Hall hosts a huge array of events, from contemporary music concerts to festive markets, visual arts and outdoor film screenings.

Accommodation

Access is gained into the entrance porch with a a Upvc and glass door leading into the kitchen/diner. The kitchen offers a range of bespoke wall, drawer and base units with contrasting worksurfaces incorporating a sink and drainer with mixer-tap. Integrated appliances include an oven, four-ring hob, microwave, dishwasher and fridge freezer. A hidden staircase leads down to the cellar rooms providing useful storage.

Open plan from the kitchen/diner is the cosy lounge which has a multi-fuel burner within a recess to the focal point. The lounge then leads through to the sunroom which floods the ground floor level with natural light whilst enjoying an outlook of the far-reaching countryside views. A door from the lounge accesses the hallway which has a door leading out to the rear elevation and a staircase rising to the first floor.

The first floor landing accesses two double bedrooms and the house bathroom. The spacious principal bedroom is positioned to the rear of the property enjoying the same rolling countryside views as the sunroom while the second double bedroom and house bathroom are positioned to the front of the property. The house bathroom has a contemporary three-piece suite comprising a w/c, pedestal wash-hand basin and a panelled bath with overhead shower attachment.

Externally, to the front of the property is on-street parking, with steps then leading down to an enclosed front patio which in turn leads to the entrance porch. To the rear, accessed from the inner hallway, a raised and decked balcony takes advantage of the stunning views, with steps then leading down through tiers of garden to the bottom where you'll find the summerhouse/home office which benefits from power and lighting.

Council tax band: A
EPC rating: D
Ground rent: N/A
Service charge: N/A



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