

Peter David

Properties Ltd

Residential Sales and Lettings



45 Moorlands Crescent

Mount, Huddersfield, HD3 3UF

Offers in the region of £295,000



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Ground floor -

Entrance Hallway

Enter the property through a PVCu door accompanied by two large privacy PVCu windows to each side and parquet flooring. The entrance provides access to two bedrooms, the living room, the expansive kitchen/diner, the house bathroom and benefits from two storage cupboards. Carpeted stairs rise to the first floor landing.

Kitchen/Diner

A beautifully appointed spacious kitchen diner with matt grey matching wall and base units, laminate worksurfaces and tiled splash backs. Featuring integral fridge freezer and a 1.5 ceramic sink and drainer under a large PVCu window overlooking the rear garden. There is a free standing double oven with a gas hob. PVCu patio doors lead out to the rear patio area and a further PVCu door with privacy glass leads out to the rear garden. The kitchen benefits from a large pantry with plumbing for a washing machine and further storage.

Living Room

A generously sized reception room with parquet flooring throughout. An inset feature wall effect fireplace with room for an electric stove fire. A large PVCu window to the front aspect of the property.

Bathroom

A fully tiled spacious house bathroom with a vinyl flooring and fully equipped with a WC, wash basin, bath, and chrome towel rail. A PVCu privacy window to the side of the property.

Bedroom Two

A neutral carpeted spacious double bedroom equipped with large fitted wardrobes. PVCu window to the front of the property.

Bedroom Three

A neutral carpeted large single bedroom perfect for an office space or a nursery. PVCu window to the side of the property.

First floor -

Landing

Carpeted stairs rise to the landing space which provides access to the master bedroom and spacious loft space.

Master Bedroom

A spacious neutrally carpeted master bedroom equipped with fitted wardrobes and allows access to the en-suite. Large PVCu window to the front aspect of the property.

En-suite

A partially tiled en-suite with laminate flooring. Comprising of: WC, a wash basin and a walk in shower with acrylic panelling and glass sliding door. PVCu privacy window to front elevation.

Loft Space

A spacious boarded loft space with lighting and electrics. Ideal for storage or could be used as an office. Velux window provides natural light.

Exterior

To the rear of the property is an enclosed garden with a raised stone patio area, a lawn, herbaceous borders and a further decked and brick patio area with a firepit,

an ideal spot for entertaining. There is access via a wooden gate to the garage and driveway. To the front is a tarmac driveway with off road parking for three cars, leading to a single detached garage, a lawn, herbaceous borders and stone steps leading to the front door.



Road Map



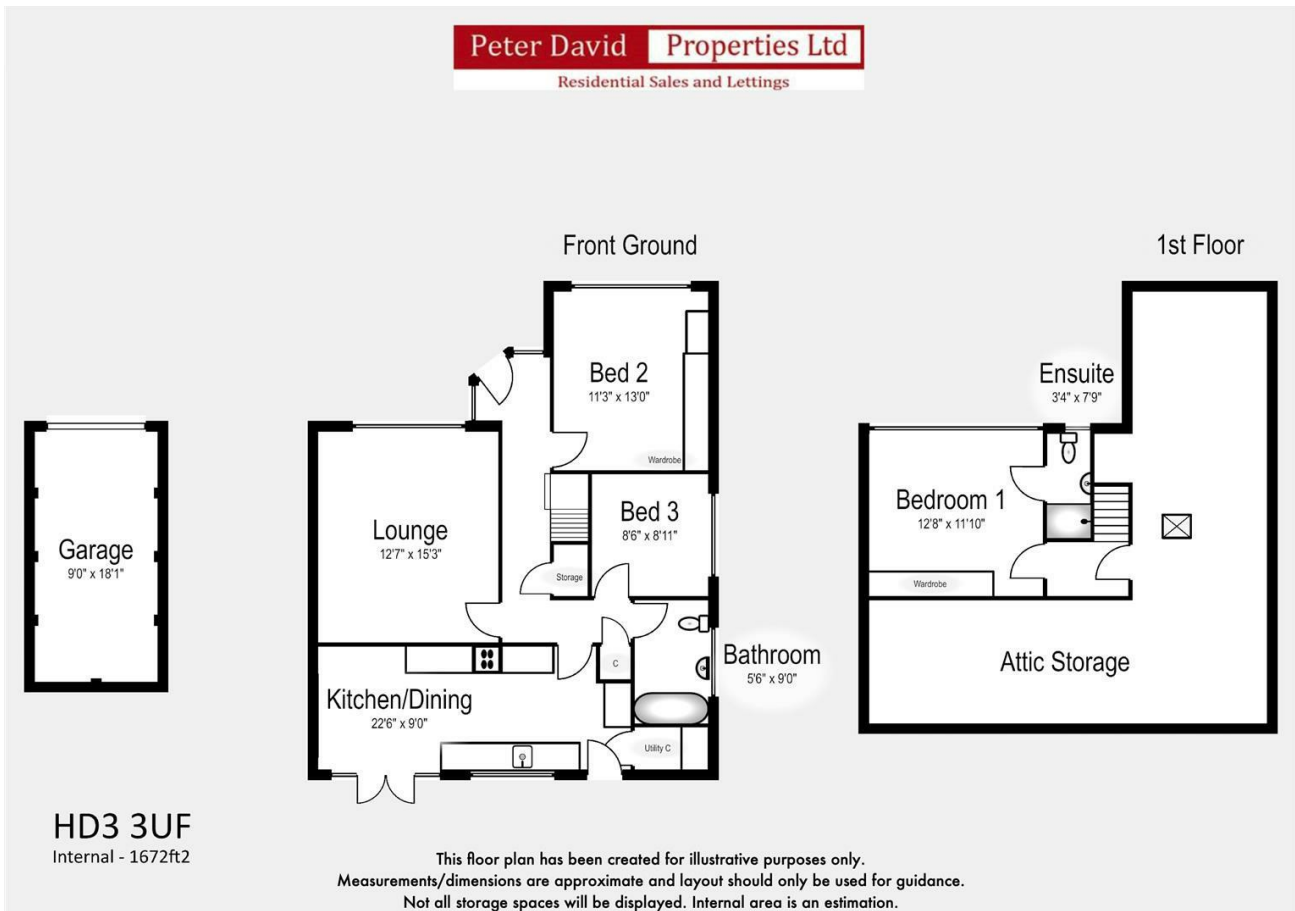
Hybrid Map



Terrain Map



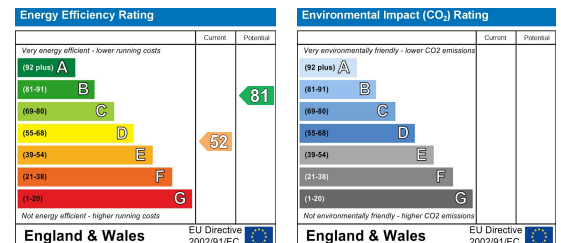
Floor Plan



Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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