



46 Mount Avenue, Mount, Huddersfield, HD3 3XW

£360,000

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This extended semi-detached property enjoys a corner plot position with private well maintained gardens. On entering the property, a light and well presented entrance hall with ornate balustrade gives access to the ground floor accommodation which includes a ground floor WC, quality fitted kitchen with rustic brick feature wall and integrated appliances, as well as three good sized reception rooms which include a lounge/dining area, perfect for family gatherings, a separate sitting room/dining room, together with a large conservatory to the rear with solid roof, which makes a delightful spot to enjoy throughout the year and also provides space for home working.

To the first floor there are 4 well-proportioned bedrooms, including a master suite complete with an en-suite and dressing area, 2 further double bedrooms, single bedroom and modern family bathroom.

Externally there are gardens to three sides, as well as a 25ft detached tandem garage with driveway which provides ample off road parking.

Located within easy reach of local schools and the M62 motorway, this residence is perfectly positioned for those commuting or seeking nearby amenities in Salendine Nook and Lindley.

An early internal viewing is strongly recommended to appreciate the size, position and quality of this outstanding family home.





GROUND FLOOR:

Enter the property via a composite external door into:-

Entrance Hall

With a central heating radiator set behind fretwork panel, oak flooring, under-stairs storage cupboard and a feature balustrade staircase which leads up to the first floor.

Kitchen

20'4" max x 9'9" max (6.20m max x 2.97m max)

This bespoke kitchen has an extensive range of quality base units, drawers and wall cupboards with co-ordinating work surfaces over and a stainless steel sink unit. There is plumbing for a washing machine and dishwasher, space a fridge freezer and Rangemaster stove with extractor hood over. Also having a feature rustic brick wall, under-stair store cupboard and a uPVC double glazed window to the side elevation. The kitchen gives access to the dining room.

Dining Room/Bed 5/Home Office

13'1" x 10'9" (3.99m x 3.28m)

This additional reception room is very adaptable and can be used in a variety of different ways such as a dining room, 5th bedroom or home office. Having exposed floorboards, a uPVC double glazed window and a central heating radiator.

Cloakroom/WC

Furnished with a modern low flush WC and vanity hand wash basin. There are part tiled walls, tiled flooring and a uPVC double glazed window.

Lounge/Dining Area

23'10" max x 11'10" max (7.26m max x 3.61m max)

This spacious reception room has a uPVC double glazed bay window which overlooks the front garden. There is a wall mounted gas fire (capped off), oak flooring and a central heating radiator.



Conservatory

14'5" max x 14'7" max (4.39m max x 4.45m max)

Being of uPVC double glazed construction, this L-shaped conservatory is larger than average and provides flexibility in living space. Currently utilised as a home office area and sitting area, this room is fitted with 2 central heating radiators and a set of French uPVC glazed doors leading out to the landscaped garden. The conservatory has a solid roof which is clad with timber panelling, giving it a rustic feel and there is an additional Velux window.

FIRST FLOOR:

Landing

There is access to the loft, which the vendor informs us is fully boarded for additional light storage.

Master Bedroom with Dressing Room

17'5" max x 10'8" (5.31m max x 3.25m)

The master bedroom is a generous double room with two uPVC double glazed windows overlooking the garden and a central heating radiator. This dressing room is accessed from the master bedroom and has a uPVC double glazed window and ample hanging and shelving options, together with a central heating radiator.

En Suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal hand wash basin and a double fitted shower enclosure. There are part tiled walls and full tiling to the floor, as well as a chrome ladder style heated towel rail and an extractor fan.

Bedroom 2

12'0" max x 10'11" max (3.66m max x 3.33m max)

This double room enjoys wall length fitted wardrobes which providing hanging and shelving facilities. There is also a central heating radiator and a uPVC double glazed window.

Bedroom 3

11'5" x 10'10" (3.48m x 3.30m)

Another double room which has a uPVC double glazed window and a central heating radiator.

Bedroom 4

9'6" max x 8'6" max (2.90m max x 2.59m max)

This comfortable single room has built-in storage within the bulkhead, a central heating radiator and a uPVC double glazed window.

Bathroom

Having part timber panelled walls and, tiling around the bath area. This modern bathroom is furnished with a low flush WC, vanity hand wash basin with storage beneath and corner bath with mixer tap and shower attachment over. There is also a uPVC double glazed window, extractor fan and a chrome ladder style heated towel rail.

OUTSIDE:

Enjoying a good size corner plot with walled and fenced garden area to the front with mature shrub borders. Down the side elevation and to the rear is a low maintenance artificial lawn with mature hedging and raised flower beds. Steps lead down to a seating area with further artificial grass and pebbled borders. There is an external water tap and side access door into the double tandem garage. The garage measures 25ft x 9ft and has an up and over door to the front, power and lighting. The driveway to the side provides ample off road parking.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Trinity Street (A640) and at the Gledholt roundabout go straight ahead into Westbourne Road which then becomes New Hey Road. Follow the road to the Bay Horse roundabout and go straight ahead passing the Merrie England restaurant, Salendine Nook High School and Sainsburys supermarket. Shortly before reaching the Quarry Garage turn right into Moorlands Road, left into Roman Avenue, right into Roman Drive and then left into Mount Avenue where the property can be found.

TENURE:

Freehold

COUNCIL TAX BAND:

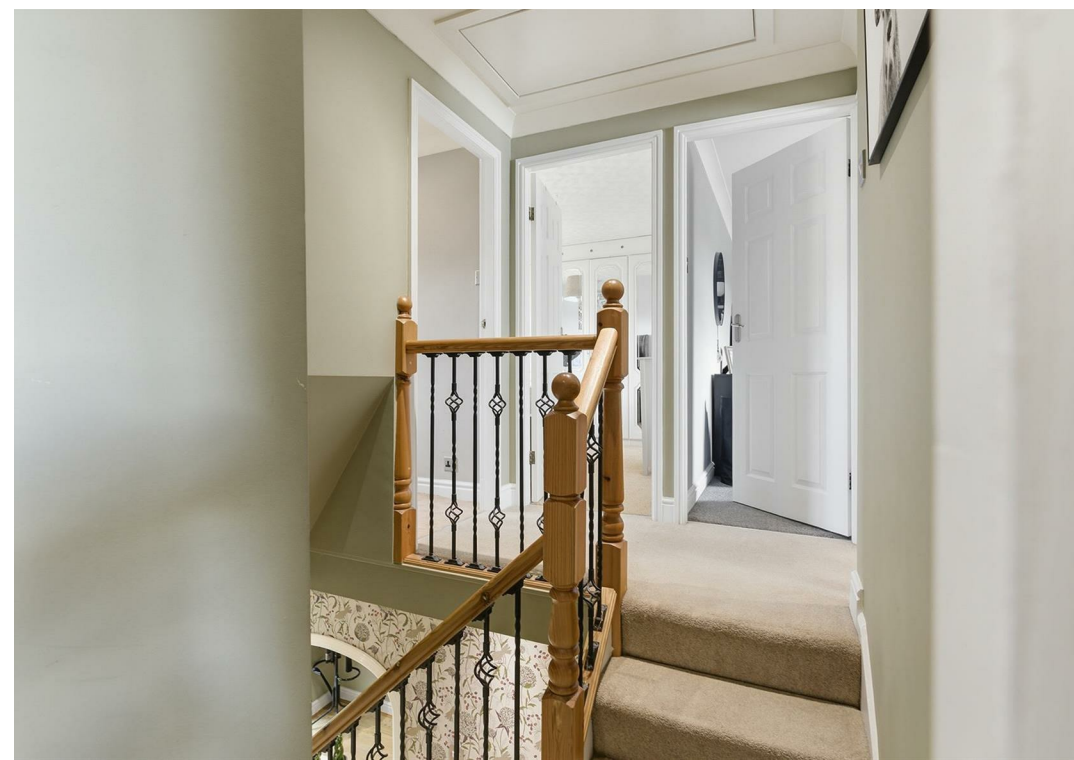
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MORTGAGES:

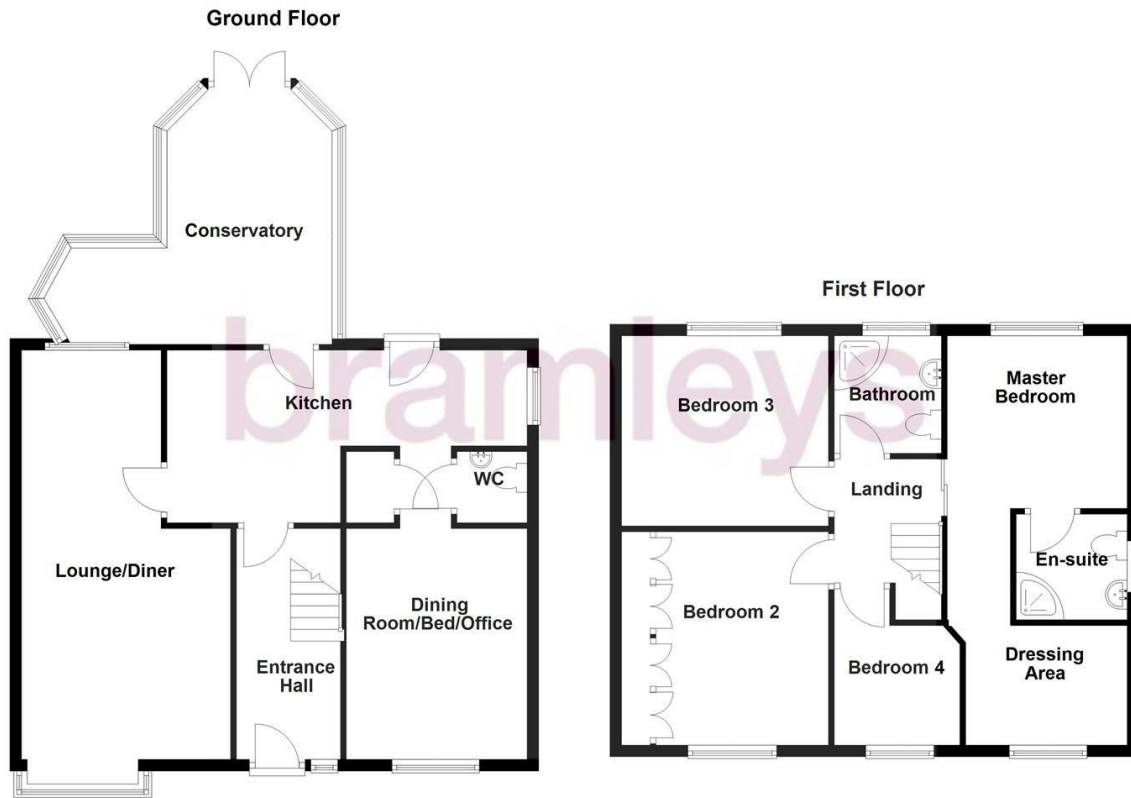
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







NOT TO SCALE AND NOT TO BE RELIED UPON
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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