



9 Moorlands Road, Huddersfield Offers In Excess Of £129,950



ATTENTION F.T.BUYERS An excellent sized three bed roomed stone built rear terrace property which is offered for sale in this highly regarded residential area of Mount. Having been fully renovated by the current owner and done to a high spec, located close to all amenities, bus routes and FANTASTIC commuter links to the Motorway and GREAT schools in the immediate vicinity. This property offers spacious family accommodation with modern deco and fittings, boasting gas central heating, double glazing, briefly comprising of:- Entrance door, hall, open plan modern lounge and kitchen, access to the lower floor cellar. To the first floor landing, master bedroom with walk-in wardrobe and well appointed newly fitted house bathroom and a separate w/c. To the second floor landing, two further double bedrooms both with long distance views. Externally well appointed lawned garden to the rear of the property with stone wall boundaries, shared access. Internal viewings are highly recommended to appreciate what this property has to offer, so why not book your viewing today?!

Call ADM Residential on 01484 644555. Viewings are by appointment only.

9 Moorlands Road, Huddersfield

ENTRANCE DOOR

Upvc entrance door leading:

ENTRANCE LOBBY

Entrance hall with a staircase ascending to first floor landing, gas central heating radiator, door leading to:



HIGH SPEC OPEN PLAN

Open plan lounge/kitchen:

LOUNGE AREA 15'4 X 14'7 (4.67m X 4.45m)

A well appointed, open plan lounge with Upvc windows to front aspect. Featuring wall mounted electric fire, T.V point and Telephone point, Finished with wood effect laminate flooring ceiling spot lights, gas central heating radiator. Door leading to:



KITCHEN AREA 15'4 X 14'7 (4.67m X 4.45m)

A modern, open plan kitchen area with Upvc double glazed windows to front elevation. Featuring a matching range of base and wall mounted units in High Gloss white with chrome effect fittings, complimentary granite working surfaces with matching rustic splash backs. Incorporating a stainless steel inset sink unit with drainer and mixer tap, integral electric oven and four ring gas hob with stainless steel extractor hood over. Integral fridge freezer and plumbing for a dishwasher. Finished with wood effect laminate flooring, gas central heating radiator and LEDs kicker unit lighting. Door leading to lower floor cellar:





TO THE LOWER FLOOR

Access to a vaulted cellar via staircase:

CELLAR 8'5 X 5'8 (2.57m X 1.73m)

Plumbing for an automatic washing machine, space for a tumble dryer:

TO THE FIRST FLOOR LANDING

Staircase ascends to first floor landing with doors leading to:



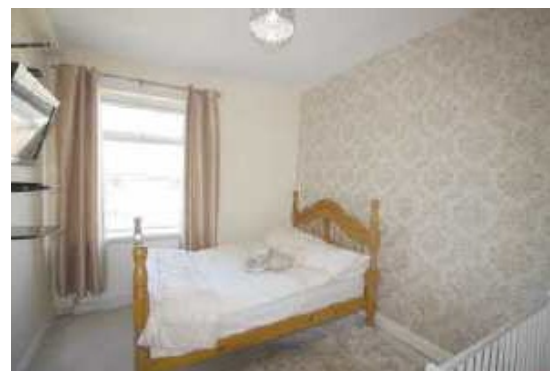
SEPARATE W/C 4'1 X 2'9 (1.24m X 0.84m)

A recently modernised, partly tiled cloakroom with a low level flush w/c and attached hand wash basin:



MASTER BEDROOM WITH WALK-IN 11'8 X 9'11 (3.56m X 3.02m)

A well appointed, double bedroom with UPVC window to front elevation. Featuring a spacious walk in wardrobe, t.v.point and gas central heating radiator:





BATHROOM 7'7 X 4'2 (2.31m X 1.27m)

A newly fitted, fully tiled three piece bathroom suite in white with chrome effect fittings and Upvc window to front elevation. Comprising of; panelled bath with shower attachment over, hand wash vanity unit with mixer tap and low level flush w/c. There is housing for the combi-boiler and chrome heated towel rail. Finished with tiled effect flooring and spotlights:



TO THE SECOND FLOOR LANDING

Staircase rises to second floor, doors leading to:

BEDROOM TWO 13'3 X 7'11 (4.04m X 2.41m)

A second double bedroom with Upvc window to front elevation and long distance views. Finished with gas central heating radiator:



BEDROOM THREE 10'1 X 6'6 (3.07m X 1.98m)

A third double bedroom with Upvc window to front elevation and long distance views. Finished with gas central heating radiator:



EXTERNALLY

As well as stunning views the property also boasts a large lawned area with stone wall boundary to the rear of the property, perfect for relaxing in the summer months:

(please note there is a right of way at the rear)



FURTHER INFORMATION

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Nearest Train Stations: Slaithwaite (2.8 miles) Lockwood (2.8 miles) Huddersfield (2.9 miles) Berry Brow (3.7 miles)

Local Schools: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

RENTALS

The Letting of your property can be an exciting and busy time. We at ADM Residential want to make your experience as smooth and hassle free as possible by giving you all the help and knowledge under one roof. We offer fixed Fees, Management packages, landlords with portfolios and much much more, If you are thinking or renting your property with ADM Residential we provided the following services

Property Rentals (Let Only or Full Management)

EPC Arranged

GAS SAFETY CHECKS

P.A.T CHECKS

We work closely with local professional and can assist with the following associated services

Professional Advice

Property Insurance

Landlord & Tenant Insurance

Rent Guarantees

We have tenants awaiting properties in all areas of Huddersfield, Bradford, Halifax.

Why not give the professionals a call Tel 01484 644555 e-mail - sales@admresidential.co.uk or - email admresidential@icloud.com

