



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 21 Moor Close, Huddersfield, HD4 7BP

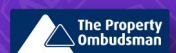
Price Guide £325,000

**\*UNDER OFFER\* HAVING A "WOW" FACTOR\*** Occupying a set back location within this select Cul-De-Sac and providing STUNNING EXTENSIVE FAMILY SIZED ACCOMMODATION just off Beaumont Park, this FOUR/FIVE bedroom detached residence which offers the "WOW" factor. Enjoying the benefit of GENEROUS ENCLOSED PRIVATE GARDENS/DRIVEWAY AND GARAGE. The property boasts double glazing and gas central heating with security alarm this would make an excellent purchase for any growing family requiring this location. In brief the property comprises of: reception hallway with modern cloakroom/W/C, high spec kitchen, dining room which leads to the main living room, there is also a study room/bedroom five.

To the first floor landing: there are four stunning double bedrooms with the master having en-suite facilities and further family bathroom. Externally established gardens extend mainly to the rear and driveway leading to the detached garage providing ample off road parking. Although tucked away, the property stands a short distance from Beaumont Park itself and is conveniently placed for numerous local amenities and access to Huddersfield Town Centre. **\*A FULL INSPECTION IS ESSENTIAL TO REALLY APPRECIATE ALL THIS PROPERTY HAS TO OFFER\***

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## ENTRANCE DOOR

Entrance Upvc door leads to:-

## RECEPTION HALLWAY



A welcoming reception hallway with glass panel featured banister, coved ceilings, wall mounted featured mirrored radiator, finished with laminate wood effect flooring and doors leading to:

## SNUG/BEDROOM FIVE



Set to the front aspect is this beautifully decorated reception room with uPVC window over looking the front elevation, can also be used as a fifth bedroom or a snug. Finished with gas central heated radiator and wood effect laminate flooring:-

## DOWNSTAIRS CLOAKSROOM.W/C



A fully tiled modern fitted cloakrooms with uPVC window to side aspect, consisting of a two piece suite in white, featuring chrome effect fittings. Comprising of: hand wash vanity and low level flush w/c , LED wall mounted mirror, chrome heated towel rail. Finished with tiled flooring:

## MODERN HIGH SPEC KITCHEN 15'2 x 10'6 (4.62m x 3.20m)



This is a stunning recently fitted kitchen with uPVC window to the front aspect, featuring an extensive selection of modern High Gloss base and wall mounted units in White with contrasting granite work surfaces, incorporating a stainless steel sink unit and drainer with Designer mixer tap. Integral

double oven and grill with built in microwave, four ring gas hob and matching extractor hood over. Plumbing for an automatic washing machine and dishwasher, space for a large fridge freezer. The room is tastefully finished with matching splash-backs, tiled flooring, recessed spotlighting to the ceiling, LED lighting to the kickers, a uPVC double glazed side entrance door. Access leads to the dining room via french door:-

### **DINING ROOM 10'9 x 10'1 (3.28m x 3.07m)**



Leading directly through from the kitchen via featured doors is this well appointed dining room, patio doors leading to the rear garden, wall mounted gas central heated radiator and finished with wood effect laminated flooring:-

### **STUNNING LOUNGE 16'3 x 12'1 (4.95m x 3.68m)**



The focal point to this generous reception room offers ample lighting flooding the room from large uPVC windows, a featured slate effect decorative wall with an inset gas fire, ample power points, T.v point, Telephone point and finished with laminated wood flooring, opening onto the dining area and door leads to:-

### **TO THE FIRST FLOOR**



To the first floor landing, glass panelled banister, wall mounted featured mirror radiator, access to loft hatch via pull down ladder being partly boarded (ideal for storage), useful storage cupboard housing water system and doors leading to:

### **MASTER SUITE 16'9 x 9'7 (5.11m x 2.92m)**



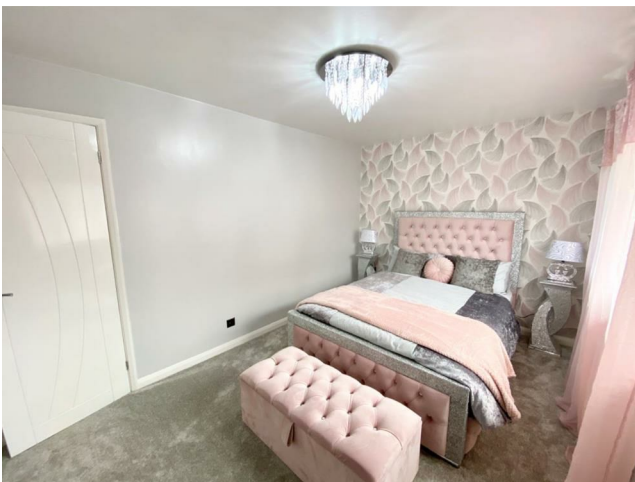
A large master bedroom with uPVC window to front aspect with onward views. Featuring fitted wardrobes and over head storage units, ample power points, en-suite facilities, T.V. Point, gas central heating radiator. Door leading to:

**EN SUITE SHOWER ROOM 6'4 x 5'9 (1.93m x 1.75m)**



A fully tiled, modern spec shower room with a three piece bathroom suite in white and Upvc window to front elevation. Featuring chrome effect fittings, comprising of: shower cubicle with water jet shower, hand wash vanity basin, separate shower attachment and low flush w/c. Finished with tiled flooring, chrome spot lighting, wall mounted heated chrome radiator, extractor fan and LED touch screen mirror:

**GUEST BEDROOM TWO 12'6 x 8'6 (3.81m x 2.59m)**



A second guest bedroom with uPVC window to the rear elevation finished with wall mounted gas central heated radiator:

**BEDROOM THREE 10'3 x 8'6 (3.12m x 2.59m)**



A good sized third double bedroom with uPVC window to rear elevation, beautifully decorated and finished with gas central heating radiator.

**HOUSE BATHROOM 7'1 x 5'1 (2.16m x 1.55m)**



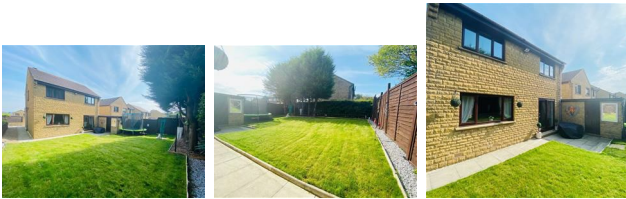
A fully tiled, high spec, modern house bathroom with three piece bathroom suite in white, uPVC opaque window to side aspect. Comprising of:- panelled bath with mains fitted waterfall chrome shower over and glass splash screen, hand wash vanity basin and low level flush w/c. Finished with chrome effect fittings, chrome heated towel rail, wall mounted extractor and tiled flooring:

## BEDROOM FOUR 11'7 x 7'5 (3.53m x 2.26m)



Fourth bedroom with uPVC window to front elevation, tastefully appointed with wall mounted gas central heating radiator.

## EXTERNALLY



The property occupies a pleasant cul-de-sac position and enjoys a generous rear garden. To the front of the house there is a paved area and driveway leading to the side garage, established garden extends predominately to the rear of the house and is mainly laid to lawn including a generous paved patio and mature stocked borders providing privacy and screening to the house:

## GARAGE

Larger than average integral garage fitted with utility area having plumbing for automatic washing machine and tumble dryer vent, power points, Lighting and water tap. Fitted shelving to one wall finished with carpet flooring (please note, this was formally the showroom office on the sight). Please note this access leading to the property is a privately maintained

## ABOUT THE VIEWINGS

Please contact us to arrange a convenient

appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtub link.

Please ask the agents for the detail.

## ABOUT THE AREA

About the area are as follows:

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

Local Schools: Moor End Academy, Castle Hill School, Oak C of E Primary School, Netherton Infant and Nursery School

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

## Council Tax Bands

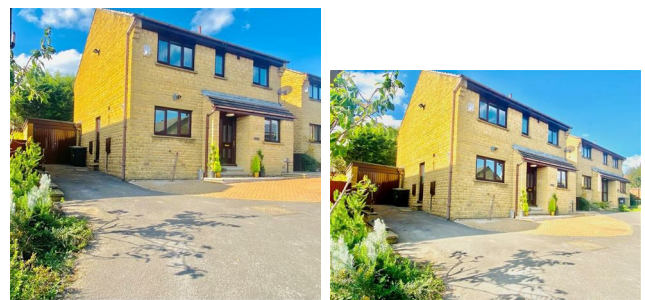
The council Tax Banding is "E"

Please check the monthly amount on the Kirklees Council Tax Website .

## EXTRA PHOTOS



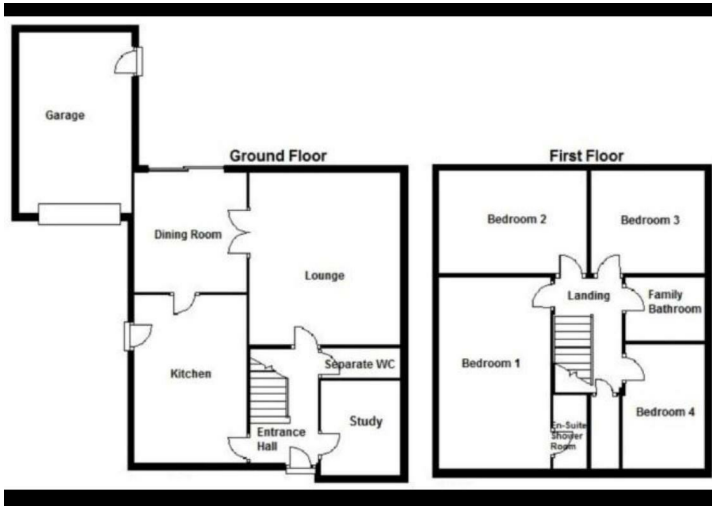
## extra photos



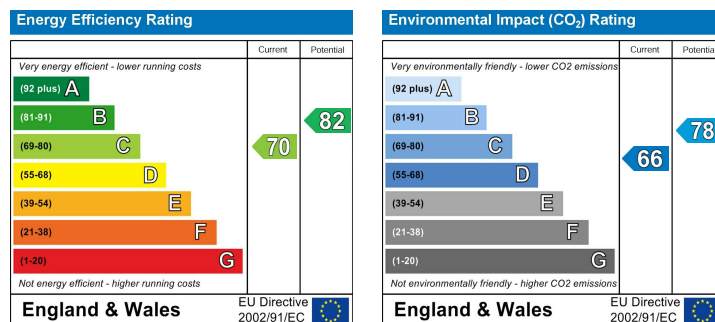
## Tenure

This property FREE HOLD  
please note the vendor are actively looking, will be  
in chain:

## Floor Plan



## Energy Efficiency Graph



### BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.