

39 Mountfield Road,  
Huddersfield HD5 8RA

OFFERS AROUND  
£190,000



WELL PRESENTED THROUGHOUT, THIS LIGHT AND AIRY THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS A SPACIOUS LOUNGE DINER, BEAUTIFULLY MAINTAINED GARDENS, DETACHED GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / ENERGY RATING D / COUNCIL TAX BAND B.

PAISLEY  
PROPERTIES

### ENTRANCE HALLWAY

You enter the property through a partially glazed upvc door with obscure side window into this welcoming entrance hallway, which has ample space to remove outdoor clothing. Doors lead to the lounge diner, kitchen and a staircase ascends to the first floor landing.



### LOUNGE DINER 20'6" max x 12'2" max

This light and airy lounge diner is ideal for family gatherings and entertaining, allowing ample space for freestanding living room furniture and with space for a dining table and chairs. A timber fireplace with a marble hearth houses a coal effect gas fire giving a lovely focal point to the room. Dual aspect windows give pleasant garden views and doorways lead through to the kitchen and entrance hallway.



### KITCHEN 8'10" max x 7'5" max

The kitchen is fitted with a range of wall and base units, contrasting work surfaces with tiled splashbacks, a stainless steel sink and drainer with a mixer tap over and plumbing for a washing machine. There is space for a gas oven and an undercounter fridge. An understairs cupboard houses the boiler and provides storage for household items. A rear window looks out onto the garden and doorways lead to the lounge diner, hallway and an external door opens to the side of the property.



### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor landing with a side window, a hatch with pull down ladders provide access to the part boarded loft and doors lead through to three bedrooms and the house bathroom.

### **BEDROOM ONE 11'1" apx x 10'9" apx**

A nicely presented double bedroom situated at the front of the property which benefits from a bank of fitted wardrobes and has plenty of space for freestanding furniture. A door leads through to the landing.



### **BEDROOM TWO 12'6" apx x 9'4" apx**

Located to the rear of the property is this generously proportioned and neutrally decorated double bedroom with space for freestanding bedroom furniture and a large window gives a lovely view over gardens below and far reaching views over to Emley Moor Mast. A door leads through to the landing.



### **BEDROOM THREE 7'3" max x 6'7" max**

This bright single bedroom positioned at the front of the property with views over the street scene below could lend itself as a home office for those working remotely or a child's bedroom, having bulk head shelving, storage cupboards and a door leads through to the landing.



### **BATHROOM 6'5" apx x 5'5" apx**

The bathroom is fitted with a white suite, including a bath with shower over and bifold glass screen, a pedestal hand wash basin and a low level W.C. The room is partially tiled with newly fitted vinyl flooring underfoot. A rear obscure window allows light to flow through the space and a door leads through to the landing.



**REAR GARDEN**

This generous size rear garden has recently had new fencing and can be accessed from the driveway. There are a range of spaces to enjoy, a patio area adjoins the property which offers entertaining space for outdoor dining, ample room for garden furniture and an outdoor tap. A well maintained lawn with flower bed borders and another patio to the bottom of the garden has space for a timber outbuilding if desired.





### **EXTERNAL FRONT, GARAGE AND DRIVEWAY**

To the front of the property is a lawned garden with flowerbed borders and well maintained hedges. A driveway provides parking for multiple vehicles, has an integrated storage space and then leads to the detached garage which has had a new roof, power, offers extra space for a fridge freezer or tumble dryer if required and timber doors.



## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band B

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Garage / Driveway

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There have not been any structural alterations to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

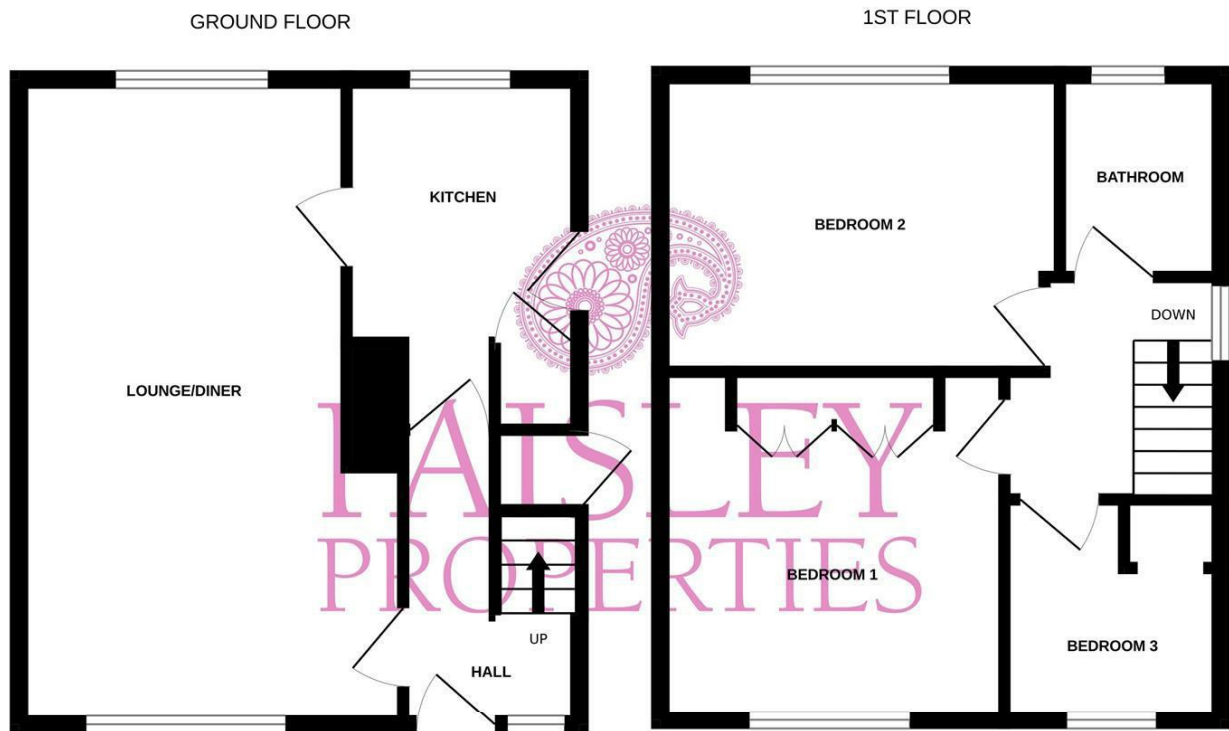
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

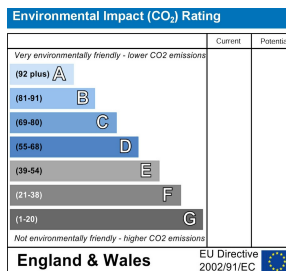
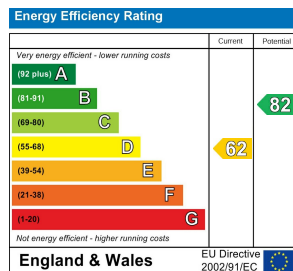
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **SURVEY TEXT**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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