

16 Moor Top Road,  
Kirkheaton HD5 0PJ

OFFERS AROUND  
£425,000



**\*\*NO CHAIN\*\* COMMANDING WONDERFUL PANORAMIC VIEWS, THIS FOUR BEDROOM DETACHED FAMILY HOME BOASTS A STUNNING OPEN PLAN DINING KITCHEN, BEAUTIFUL LOUNGE, SCOPE FOR FURTHER IMPROVEMENT, A GOOD SIZE INTEGRAL GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.**

FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING C.

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY

You enter the property through a composite door into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. With space to remove outdoor clothing, vinyl click flooring underfoot, doors lead through to the living room, ground floor W.C, open plan dining kitchen, understairs storage cupboard and stairs with a timber balustrade ascend to the first floor landing.

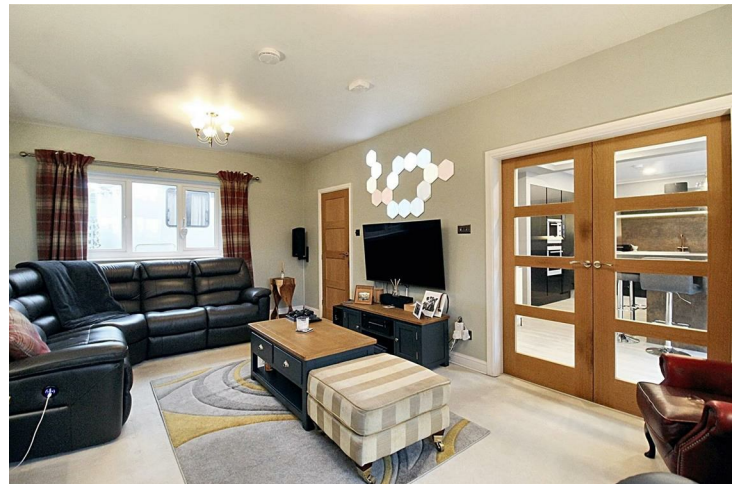


## GROUND FLOOR W.C 5'8" x 3'2" max

This contemporary downstairs cloakroom is fitted with a white porcelain vanity hand wash basin and a low level W.C. The room is partially tiled, has complementing vinyl click flooring, chrome heated towel rail and a door opens to the entrance hallway.

## LIVING ROOM 19'3" x 12'0" max

This beautifully presented reception room is light and airy courtesy of the dual aspect windows, with neutral decor and an inset fireplace with slate hearth, timber mantle and space for a multi fuel stove gives a lovely focal point to the room. There is a good amount of space to accommodate free standing living room furniture. A door opens to the hallway and double timber glazed doors open th the dining kitchen.





### **OPEN PLAN DINING KITCHEN 20'9" x 20'3" max**

This stunning dining kitchen really is the heart of the home, boasting views over the private rear garden and fantastic views beyond. The kitchen itself is German in design and is fitted with a range of high specification black matte wall and base units including great pull out storage, complimentary work surfaces with matching up-stands and composite sink with bronze mixer tap. Integrated appliances include a Siemens electric oven with grill, microwave oven, Siemens dishwasher with neon projector, Samsung fridge freezer, five ring NEFF induction hob and downdraft extractor. A large complimentary island provides additional space to entertain and dine and completes the kitchen area, the rest of this space is used as a dining area with ample space for a dining table and chairs along with other freestanding furniture if desired. This room benefits from an air conditioning unit, vinyl click flooring flows underfoot and natural light floods through the wall of windows and roof glazing above. Doors lead through into the utility room, dining room, front porch, back through to the entrance hallway and timber glazed double doors open to the living room.





**UTILITY ROOM 5'3" x 4'11" max**

Neatly positioned off the kitchen is a handy utility space with plumbing for a washing machine and space for a tumble dryer. A window looks out to the driveway and a door leads through to the garage.

**DINING ROOM 12'9" x 12'2" max**

Currently used as a music room by the vendors, this versatile room could also be used as a formal dining room, home office, snug or child's playroom. The room has space for freestanding furniture, laminate flooring underfoot, a large rear window and also benefits from two velux windows allowing natural light in.



**REAR PORCH 6'1" x 4'5" max**

Entered from the rear decking is this useful porch which could be a boot room and has space for freestanding storage. A door opens through to the dining kitchen

## FIRST FLOOR LANDING

Stairs with a timber balustrade ascend from the entrance hallway to the gallery landing with front facing window and doors lead through to four bedrooms (one with en suite shower room and one with en suite bathroom) and the house bathroom.

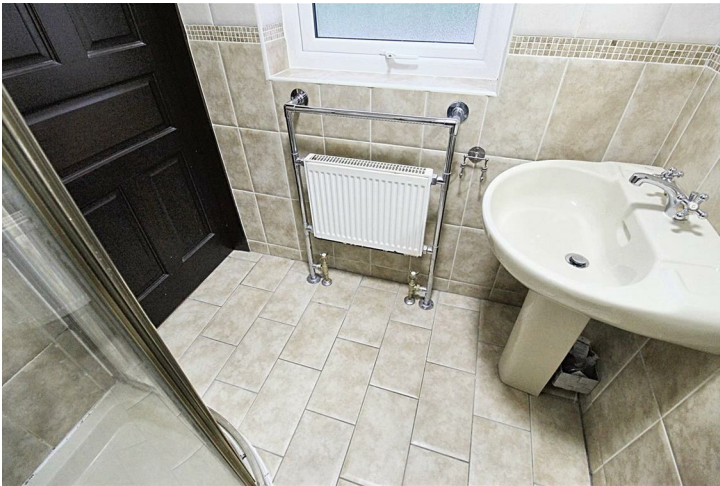
## BEDROOM ONE 19'3" x 11'11" max

This extremely generous size dual aspect double bedroom boasts amazing panoramic views over the Huddersfield countryside including "Castle Hill, "Emley Moor Mast" and over to "Wessenden Head". The room has a bank of fitted wardrobes, drawers, dressing table and ample space for freestanding furniture. Doors lead through to the ensuite shower room and back through to the landing.



## EN SUITE SHOWER ROOM 5'7" x 5'4" max

Fitted with a three piece suite including a pedestal hand wash basin, low level W.C and corner shower with glass screen. The room is fully tiled with complimentary tile flooring underfoot, spotlighting to the ceiling and a front obscure window. A door leads back through to bedroom one.



## BEDROOM TWO 12'11" x 10'10" max

This neutrally decorated double bedroom sits to the front of the property with a window overlooking the driveway and open fields beyond. There is ample space for a selection of freestanding bedroom furniture, a bank of fitted wardrobes and doors lead to the ensuite bathroom and landing.



**EN SUITE BATHROOM 6'2" x 5'5" max**

This stylish bathroom is fully tiled and comprises of a white three piece suite with a vanity hand wash basin with mixer tap, low level W.C, bath with shower over and glass screen, chrome heated towel rail, contrasting floor tiles underfoot and a front obscure window. A door leads through to bedroom two.



**BEDROOM THREE 10'2" x 10'1" max**

Another good size double bedroom with fantastic far reaching views, space for freestanding furniture and a door leads to the landing.

**BEDROOM FOUR 10'6" x 10'2" max**

Currently used as a treatment room, this bright small double bedroom again has wonderful views, space for bedroom furniture, laminate flooring underfoot and a door leads to the landing.



### **HOUSE BATHROOM 8'0" x 7'11"**

This spacious bathroom is fully tiled and fitted with a four piece suite, including a sunken bath, pedestal hand wash basin, low level W.C and a double corner shower with glass screen. The room has a louvre style storage cupboard ideal for towel and toiletries, complimentary tile flooring underfoot, spotlights to the ceiling, an obscure rear window and door leads to the landing.



### **REAR GARDEN AND UNDER HOUSE STORE ROOM**

Accessed from the side of the property and from the rear porch is a fence and hedge enclosed low maintenance patio garden which has raised decking ideal for outdoor dining and to sit out and enjoy the lovely panoramic views.

Accessed from the rear patio is an under house store room which houses the water cylinder and boiler. A great space for storing outdoor furniture or could make an ideal games room.





### **EXTERNAL FRONT, GARAGE AND DRIVEWAY 13'1" x 15'3"**

You enter the large block paved driveway which has room for multiple vehicles and a motorhome if desired. An integral garage has an up and over door, light, power and plumbing (13 ft 1 x 15ft 3). To the side of the driveway is a rockery ideal for planting and also ample space for decorative pots/planters. To the front a large stone built storm porch offers a cottage feel.



## 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.

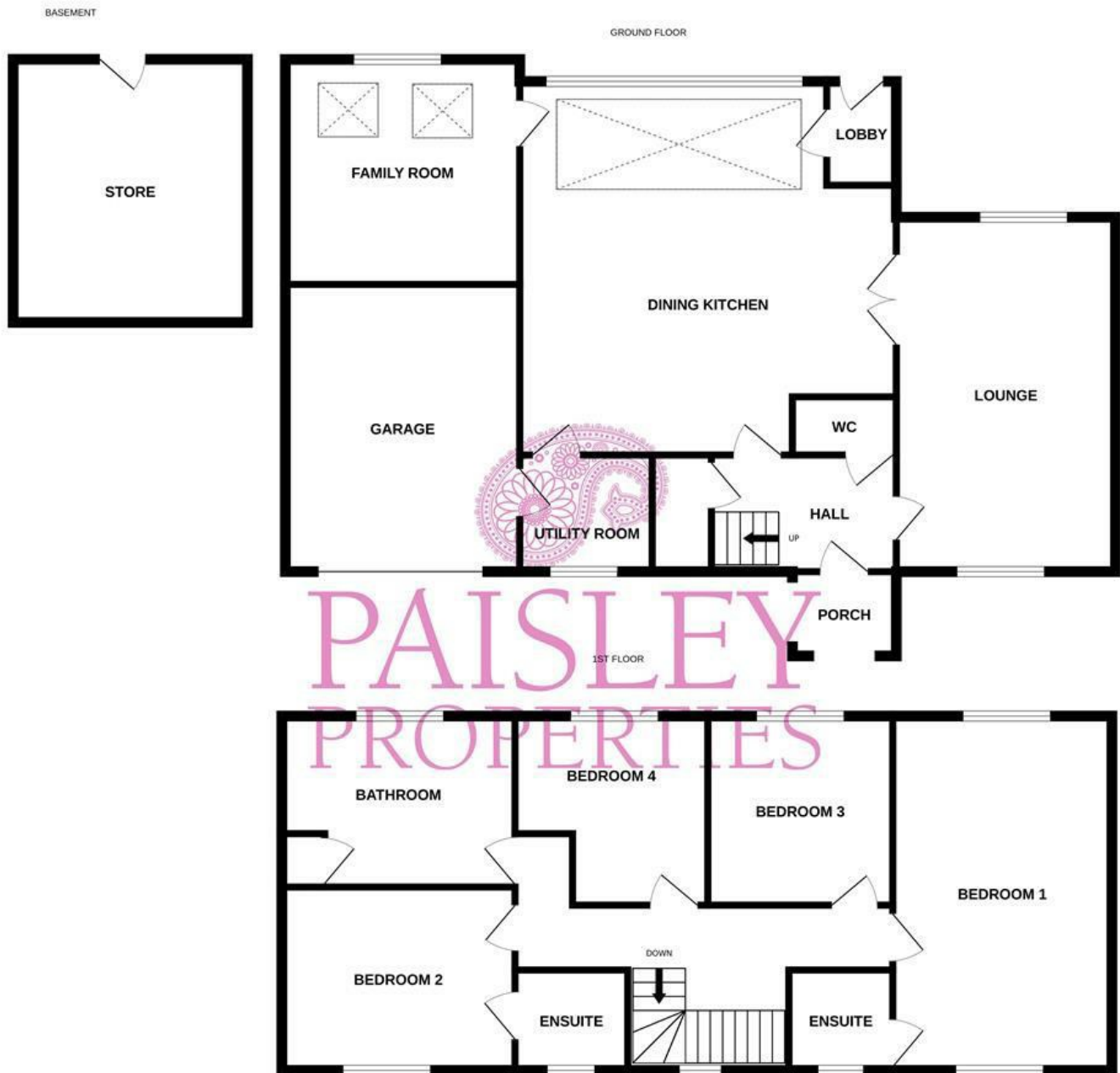
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

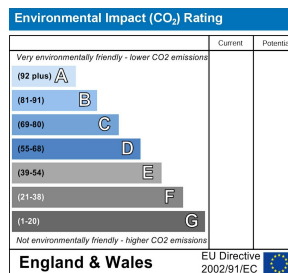
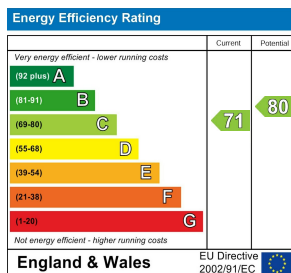
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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