



**Lindley Moor Road, Ainley Top, HD3 3RT**  
**£200,000**

**E&H** Holmes  
ESTATE AGENTS

A charming semi-detached property in the popular location of Ainley Top. Perfect for a professional couple or young family, this home offers two reception rooms, extended kitchen and three bedrooms, making it ideal for those looking to create a home.

Located close to the M62 corridor, this property offers easy access to nearby amenities, schools, and transportation links, making it a convenient choice for growing families. The driveway provides ample parking space, ensuring you never have to worry about finding a spot for your car.

This property is a probate sale and is in need of modernisation, giving you the opportunity to add your own personal touch and create the perfect family home. With a shower room and spacious layout, this property has the potential to be transformed into a beautiful and comfortable living space for you and your loved ones.



### Entrance Hall

Understairs cupboard housing boiler. Radiator. UPVC double glazed window and door to front elevation.

### Lounge 12'11" plus bay x 12'4" into alcove (3.961 plus bay x 3.780 into alcove)

Coal effect, living flame, gas fire. Three radiators. UPVC double glazed bay window to rear.

### Dining Room 13'10" into bay x 11'5" to chimney breast (4.233 into bay x 3.505 to chimney breast)

Gas stove. Built in shelving units. Radiator. UPVC double glazed window to front elevation.

### Kitchen 14'9" max x 7'0" (4.499 max x 2.143)

Fitted kitchen with a range of wall and base units. Stainless steel one and a half bowl sink. Electric cooker point. Plumbing for washing machine. Radiator. UPVC double glazed windows to rear and side elevation. UPVC double glazed door to side.

### Landing

Stairs from entrance hall. Loft access. UPVC double glazed window to side elevation.

### Bedroom One 12'7" x 12'6" into alcove (3.842 x 3.825 into alcove)

Airing cupboard. Radiator. UPVC double glazed window to side elevation.

### Bedroom Two 11'5" x 9'5" to wardrobes (3.492 x 2.887 to wardrobes)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

### Bedroom Three 6'3" plus door recess x 6'11" (1.914 plus door recess x 2.130)

Radiator. UPVC double glazed window to front elevation.

### Shower Room

Shower cubicle. Wash hand basin. WC. Radiator. UPVC double glazed window to rear elevation.

### Parking

Driveway to rear.

### Garden

The garden wraps round three sides with lawn garden to front and side and a patio area to the rear all complemented by attractive planting. Shed.

### Council Tax Band B


### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property are:  
tilt.rather.heats

### Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	