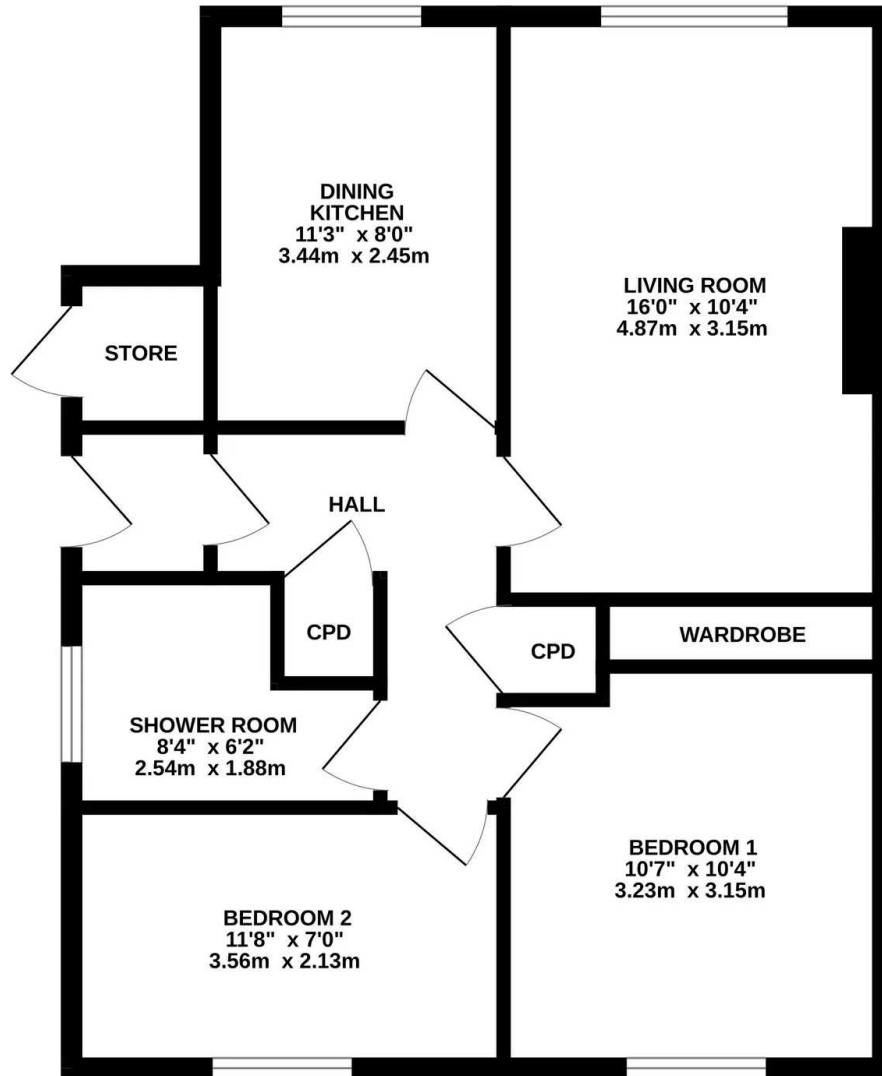




**Lakeside Court, Lindley, Huddersfield**

Huddersfield

Offers in Region of **£210,000**



LAKESIDE COURT

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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## Lakeside Court

Lindley, Huddersfield

AVAILABLE WITH VACANT POSSESSION WITH NO ONWARD CHAIN IS THIS BEAUTIFULLY PRESENTED AND TASTEFULLY APPOINTED PURPOSE BUILT GROUND FLOOR MAISONETTE WITH A SOUTHERLY FACING REAR GARDEN AND WESTERLY FACING SIDE GARDEN.

the property is situated within a peaceful cul-de-sac in close proximity to Lindley's varied amenities. there is a gas central heating system, PVCu double glazing and with the accommodation briefly comprising; entrance vestibule, entrance hall, living room, modern fitted dining kitchen, shower room and two double bedrooms. there is a parking space within the car park and gardens.

Council Tax band: B

Tenure: Leasehold

- Situated on a peaceful cul-de-sac
- Available with vacant possession
- Ground floor maisonette
- South facing rear garden



### Entrance

A PVCu and frosted double glazed door with privacy blind opens into an entrance vestibule with automatic light and from here a PVCu and frosted double glazed door opens into an L- shaped entrance hall. The hallway has fitted cupboards, ceiling light point, ceiling coving, radiator, and provides access to the following:-

### Living Room

16' 0" x 10' 4" (4.88m x 3.15m)

A comfortable and well proportioned reception room which has a PVCu double glazed splay bay window, ceiling light point, two wall light points, ceiling coving, radiator and as the main focal point of the room there is a feature fireplace with marble effect surround, conglomerate marble inste and home to a flame effect gas fire which rests on a conglomerate marble hearth.

### Dining Kitchen

11' 3" x 8' 0" (3.43m x 2.44m)

This is situated adjacent to the living room and has a ceiling light point, PVCu double glazed window, tiled floor, radiator, a range of modern base and wall cupboards, drawers, these are complimented by overlying granite worktops with matching splashbacks, there is an inset one and a half bow sink with brushed stainless steel mixer tap, Stoves four ring stainless steel gas hob with extractor hood over and stainless steel smeg electric fan assisted oven beneath, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher and cupboard housing a Glow Worm gas fired central heating boiler.



### Bedroom One

10' 7" x 10' 4" (3.23m x 3.15m)

A double room with a PVCu double glazed window looking out over the rear garden, there is a ceiling light point, radiator, and fitted floor to ceiling sliding door mirror fronted wardrobes.

### Bedroom Two

11' 8" x 7' 0" (3.56m x 2.13m)

A double room situated adjacent to bedroom one with a PVCu double glazed window looking out over the rear garden, there is a ceiling light point, ceiling coving and radiator.

### Shower Room

8' 4" x 6' 2" (2.54m x 1.88m)

With inset LED downlighters, frosted PVCu double glazed window, extractor fan, part tiled walls, tiled floor with underfloor heating, chrome ladder style heated towel rail and fitted with a suite comprising; pedestal wash basin with chrome monobloc tap, low flush w.c. and tiled shower cubicle with glazed door and chrome shower fitting.



## GARDEN

To the side of the property where there is the main entrance the garden has a period style street lamp, flagged patio and lawn. there is also a small external store which is shared with the upstairs maisonette.

## REAR GARDEN

There is a lawned garden with planted shrubs and flagged pathway.

## ALLOCATED PARKING

1 Parking Space

The property has parking within the car park.



## **ADDITIONAL DETAILS**

### **DIRECTIONS**

Proceed out of Huddersfield up Trinity Street and on reaching the roundabout by The Junction public house continue straight ahead on to Westbourne Road. At the next roundabout turn right on to Acre Street and immediately after passing Sainsburys turn left on to Plover Road where Lakeside Court will be found on the right hand side.

### **VIEWING**

For an appointment to view, please contact the Huddersfield Office on 01484 651878

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

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### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIMES**

#### **7 DAYS A WEEK**

Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



## Simon Blyth Estate Agents

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