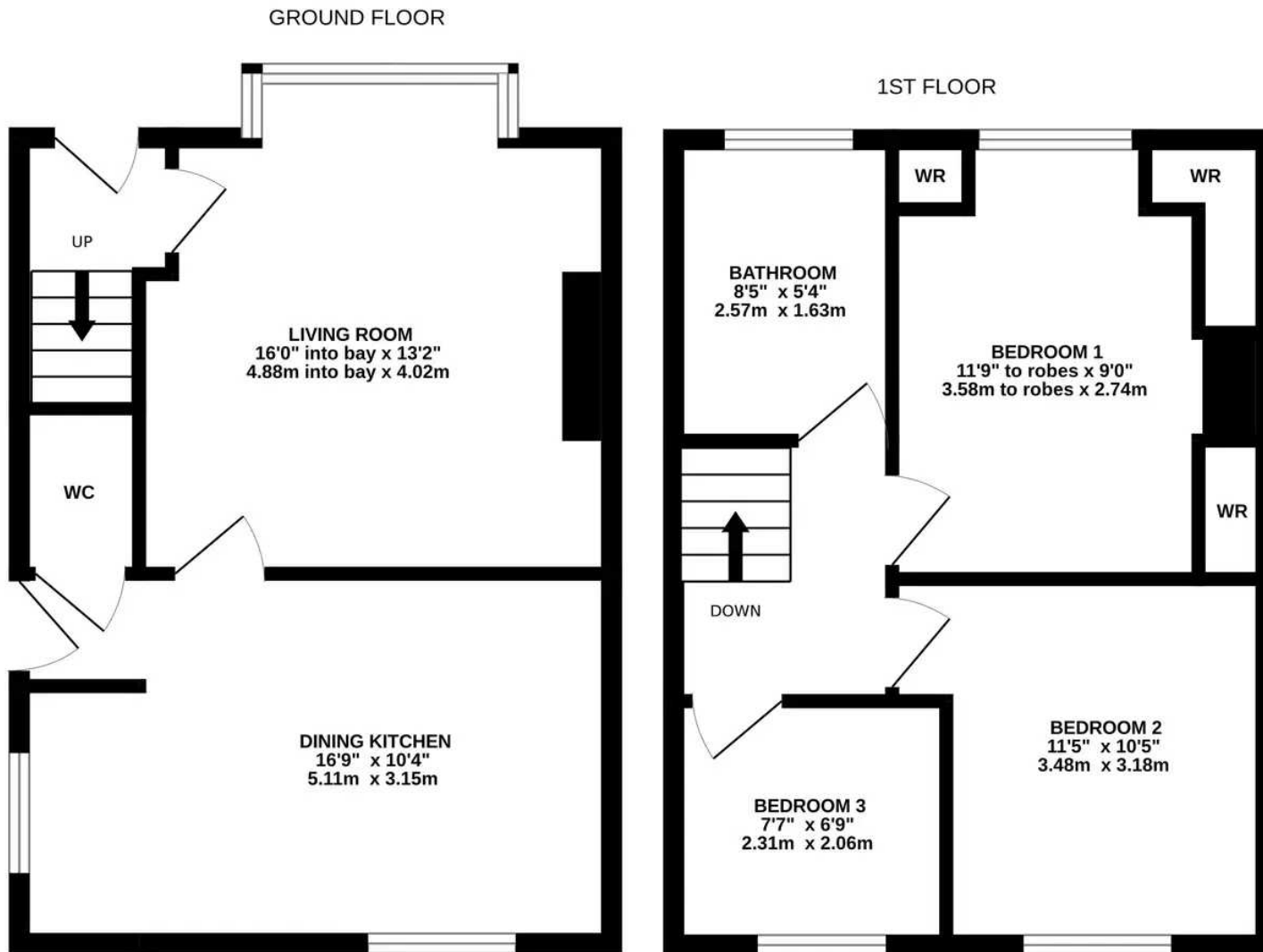




**24 Stanley Road, Lindley**  
Huddersfield

Offers in Region of **£295,000**



STANLEY ROAD

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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## 24 Stanley Road

Lindley, Huddersfield

Available with no onward chain, a traditional bay fronted three bedroom semi detached house located within this sought after residential area and providing tastefully appointed accommodation with modern kitchen and bathroom fittings together with driveway, large single garage and good size rear garden.

Ideally situated just a short walk from shops, restaurants, bars, Lindley Junior & Infant school and minutes from J24 of the M62. There is a gas central heating system, PVCU and hardwood double glazing, security alarm, external PIR security lighting and briefly comprising entrance lobby, living room, dining kitchen and downstairs w.c. First floor landing leading to three bedrooms and bathroom. Beneath the house and accessed via the rear garden is a useful sub-floor utility/workshop/garden store area spanning the footprint of the property.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Available with no onward chain
- Stylish modern fitted kitchen
- Driveway and large single garage with vehicle inspection pit
- Short walk to local shops and Lindley school

**Simon Blyth**  
ESTATE AGENTS

### ENTRANCE HALL

Comprising a hard wood, frosted, double glazed door opening into an entrance lobby, this has ceiling coving and a staircase to one side, rising to the first floor. From the lobby a door opens into the living room.

### LIVING ROOM

16' 0" x 13' 2" (4.88m x 4.01m)

A comfortable and well proportioned room which has a walk-in bay with hard wood, sealed unit, double glazed windows, providing the room with plenty of natural light. There is ceiling coving, three wall light points and as the main focal point of the room, there is a chimney breast with a timber mantle and a tiled hearth. From the living room, a door provides access to the dining kitchen.





### **DINING KITCHEN**

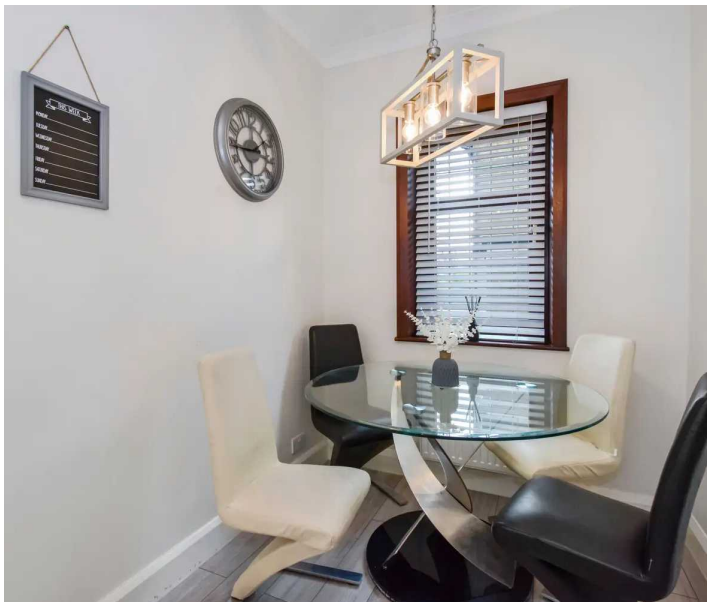
16' 9" x 10' 5" (5.11m x 3.18m)

With dual aspect windows together with a hard wood and frosted double glazed door giving access to the side of the property. The dining kitchen has inset LED downlighters together with a ceiling light point over the dining section, there is grey plank effect laminate flooring and a range of cream, gloss base and wall cupboards, pan drawers complimented by overlying marble worktops which extend to form a breakfast bar. There is an inset Franke one and a half bowl sink with chrome mixer tap. A four ring gas hob with angled extractor fan over, integrated electric double oven, microwave, and integrated fridge, integrated freezer, integrated slimline dishwasher and it is plumbed for an automatic washing machine.

### **DOWNSTAIRS WC**

4' 7" x 2' 7" (1.40m x 0.79m)

Beneath the stairs, there is a downstairs w.c. This has a tiled floor, part-tiled walls fitted with a wash basin and low flush w.c. with concealed cistern.



## FIRST FLOOR LANDING

Landing with loft access with retractable aluminium ladder leading to a boarded loft space with power and light. The landing has a hard wood, double glazed window to the gable and front. Here, access can be gained to the following rooms.

## BEDROOM ONE

11' 9" x 9' 0" (3.58m x 2.74m)

A double room with a hard wood, double glazed window, ceiling coving, to either side of the chimney breast there are bespoke floor to ceiling fitted wardrobes as well as fitted drawers.

## BEDROOM TWO

11' 5" x 10' 5" (3.48m x 3.18m)

Another double room situated to the rear of the property and having feature panelled wall to one side and ceiling coving.

## BEDROOM THREE

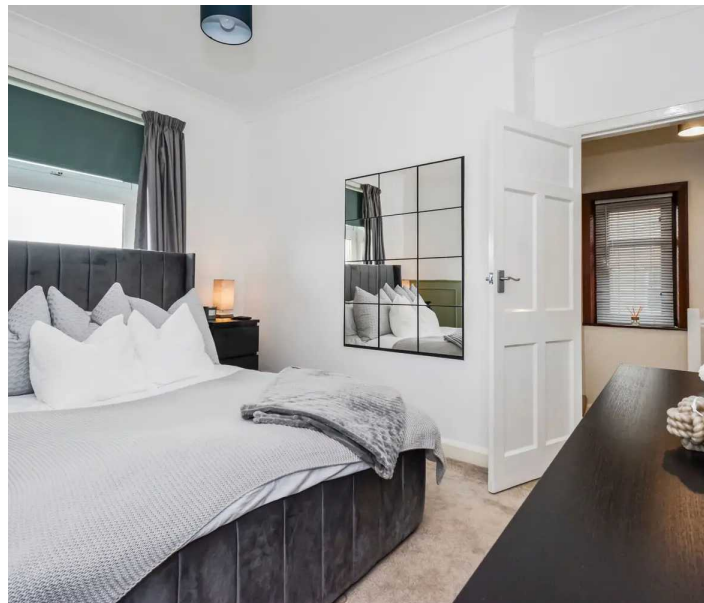
7' 7" x 7' 9" (2.31m x 2.36m)

This is situated adjacent to Bedroom Two and is currently used as a dressing room and has ceiling coving.

## BATHROOM

8' 5" x 5' 4" (2.57m x 1.63m)

Having inset, LED downlighting, floor to ceiling tiled walls, tiled floor, ladder style heated towel rail, fitted with a suite comprising of good quality sanitary fittings to include wall hung hand wash basin, low flush WC and double ended bath with tiled panel, glazed shower screen and chrome shower fitting over.



## Garden

To the front of the property there are stone gate posts with a timber hand gate leading to a flagged pathway, adjacent to this, the front garden is flagged and gravelled with planted trees. Between the house and garage there is a flagged pathway with bespoke ornamental wrought iron, lockable gate part way down. This provides access to the rear garden. The rear garden is predominantly lawned with planted trees and shrubs to the borders, there are two flagged patio areas and beneath the kitchen, there is a timber door giving access to a very useful sub-floor storage area with sink, consumer unit, gas meter and with a sliding door giving access to the further useful storage room which has a wall mounted Vaillant gas fired central heating boiler and from here there is access to the remaining sub-floor storage which covers the footprint of the house.

## Driveway

To the right hand side of the property, there is a concrete driveway bordered by a brick wall and this provides off road parking which in turn leads to a garage.

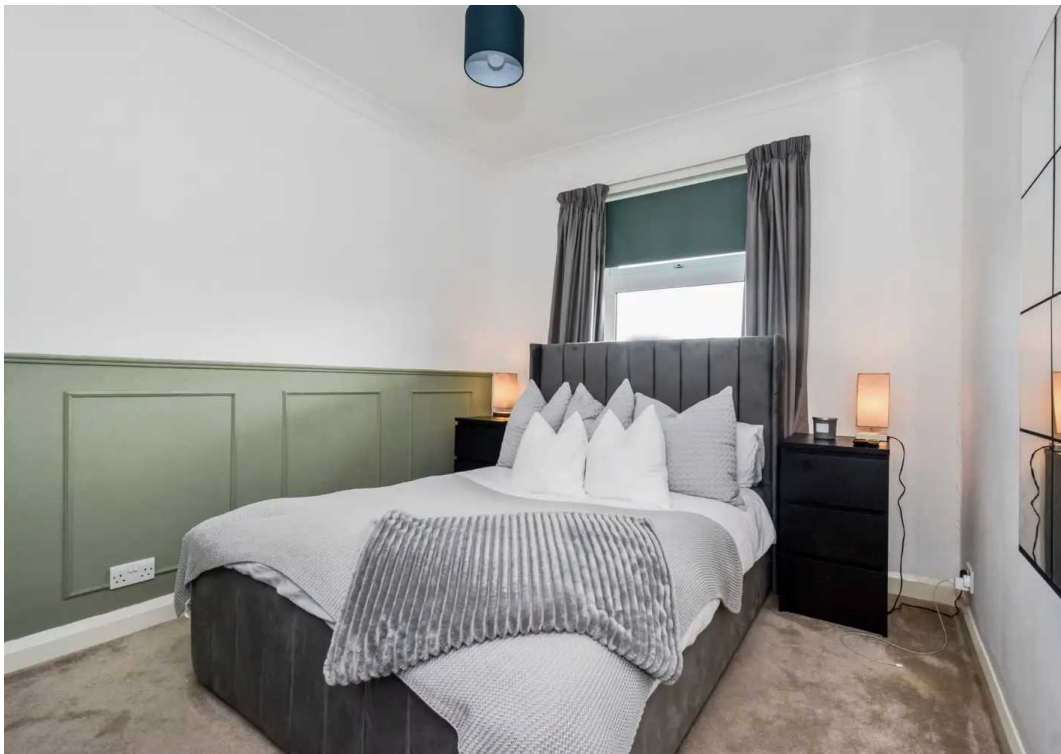
## Garage

This larger than average garage (20'2" x 10'0") plus and additional (8'5" x 5'0") at the far end created to house a trailer. There is an up and over door, courtesy door, window, power, light and vehicle inspection pit.

## Directions

Using satellite navigation enter the postcode HD3 3LU







**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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**OFFICE OPENING TIMES 7 DAYS A WEEK**

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

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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