



7 Border Close, Huddersfield
Huddersfield

Offers in Region of **£399,950**





7 Border Close

Lindley, Huddersfield

A deceptively spacious four bedroom detached family house situated in the top corner of a small cul de sac and enjoys a pleasant aspect to the rear over a generous low maintenance garden.

The property is situated within this ever popular and well regarded residential area, close to a variety of local amenities in Lindley and neighbouring Salendine Nook together with good local schools and accessible for J23 and J24 of the M62 linking East Lancashire to West Yorkshire. There is a gas central heating system, pvcu double glazing and accommodation briefly comprising to the ground floor entrance hall, living room, dining room, large sun lounge, dining kitchen and downstairs WC. First floor landing leading to four bedrooms with master en suite and bathroom. Externally there is a tarmac driveway providing off road parking across the front of the house and leading down the right hand side to a detached single garage which is situated at the foot of the rear garden. The rear has patio area and Astro turf and planted trees and shrubs.



Ground Floor

A pvcu door opens into the entrance hall, this has a staircase rising to the first floor, central heating radiator, inset ceiling down lighters, laminate flooring and a pvcu double glazed window with secondary double glazed unit over. From the hallway access can be gained to the following..-

Living Room

12' 8" x 10' 9" (3.86m x 3.28m)

With a pvcu double glazed splay bay window with secondary double glazed unit over, decorative ceiling rose with ceiling light point, ceiling coving, large central heating radiator, three wall light points, laminate flooring, as the main focal point of the room there is a wood burning stove with downlighters oak mantle above and to the right hand side there is a display niche with glass shelving and up lighter.

Dining Room

11' 3" x 8' 5" (3.43m x 2.57m)

This is open plan to the living room and has a decorative ceiling rose and ceiling light point, ceiling coving, three wall light points, laminate flooring, central heating radiator and with aluminium sliding double glazed patio doors giving access to the sun lounge.



Sun Lounge

18' 7" x 9' 5" (5.66m x 2.87m)

As the dimensions indicate this is a particularly spacious room which enjoys a lovely aspect over the property's generous rear garden, through a bank of pvcu double glazed windows together with french doors with additional natural light from two Velux double glazed windows. There are inset led down lighters, tiled floor and central heating radiator.

Dining Kitchen

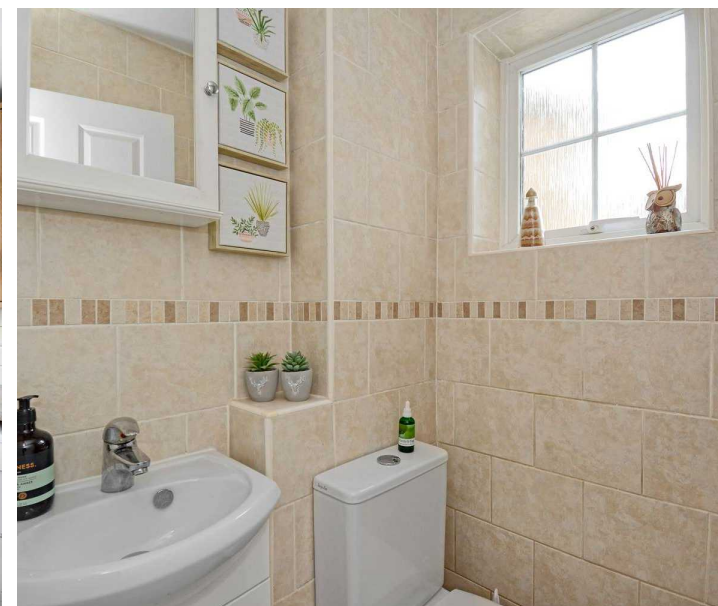
16' 7" x 11' 0" (5.05m x 3.35m)

With dual aspect pvcu double glazed windows, one of which has a secondary double glazed unit over, together with a composite panelled and double glazed door leading to the side of the property. There are inset led down lighters, a range of shaker style base and wall cupboards, drawers, pan drawers, contrasting overlying worktops with tiled splash backs, four ring induction hob with stainless steel and curved glass extractor hood over, electric fan assisted oven, housing for American style fridge freezer, under counter space for washing machine, tumble dryer and dishwasher, inset 1 1/2 bowl single drainer sink, integrated bins and pull out larder and Kickspace heater. To one side there are two storage cupboards, currently used as a cloakroom and pantry respectively. A further door gives access to a downstairs WC.

Downstairs WC

3' 7" x 4' 4" (1.09m x 1.32m)

With a frosted pvcu double glazed window, inset led down lighters, floor to ceiling tiled walls, tiled floor, central heating radiator and fitted with a suite comprising vanity unit incorporating wash basin and low flush WC.





First Floor Landing

With ceiling light point and loft access. From the landing access can be gained to the following rooms..-

Bedroom One

12' 2" x 10' 2" (3.71m x 3.10m)

With pvcu double glazed window with secondary double glazed unit over, inset ceiling down lighters, central heating radiator and to one side a door gives access to an en suite shower room.

En Suite Shower Room

6' 4" x 7' 9" (1.93m x 2.36m)

With a frosted pvcu double glazed window with secondary double glazed unit over, inset ceiling down lighters, floor to ceiling tiled walls, chrome ladder style heated towel rail, useful storage cupboard over the bulkhead which also houses a Worcester gas fired central heating boiler. There is a vanity unit incorporated wash basin, low flush WC and corner shower cubicle with chrome shower fitting incorporating fixed shower rose with extractor fan and light above the shower and separate hand spray.

Bedroom Two

12' 0" x 10' 0" (3.66m x 3.05m)

This has a pvcu double glazed window with secondary double glazed unit over looking the rear garden, there are two ceiling light points, central heating radiator and having fitted Louvre door wardrobes and high level cupboards.



Bedroom Three

7' 7" x 7' 3" (2.31m x 2.21m)

With pvcu double glazed window and secondary double glazed unit over looking the rear garden, there is a ceiling light point and central heating radiator.

Bedroom Four

7' 3" x 7' 7" (2.21m x 2.31m)

This enjoys a similar aspect over the rear garden through a pvcu double glazed window, there is a ceiling light point and central heating radiator.

Bathroom

7' 5" x 7' 0" (2.26m x 2.13m)

With frosted pvcu double glazed windows to two elevations, there are inset led down lighters, extractor fan, floor to ceiling tiled walls with panelled walls around the bath, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin, with chrome monobloc tap, low flush WC and panelled bath with glazed shower screen and chrome shower fitting incorporating fixed shower rose and separate hand spray and a floating wall cupboard providing additional storage.



Garden

The gardens are located to the rear of the property and are generously proportioned with a large block paved patio which can be accessed from the sun lounge, there is outside power, cold water tap, astro turf garden, timber and glazed summer house and timber and glazed garden shed which has power.

Driveway

The property is approached via a tarmac driveway which continues across the front of the house and down the right hand side where there is also a twin wrought iron gate providing off road parking for a number of vehicles. At the foot of the garden there is a detached single garage with a flagged patio adjacent this could also be used for further off road parking if required. Garage is 16"7" x 8"7" with up and over door, timber and glazed window to the rear elevation, power and light. A lean-to shed is attached to the rear of the garage, providing additional storage.





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)

COPYRIGHT Unauthorised reproduction prohibited.

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 FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.

MAILING LIST Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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 to 5:30 pm

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



Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

huddersfield@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731 730	01977 800259	0113 4689331	01422 417000