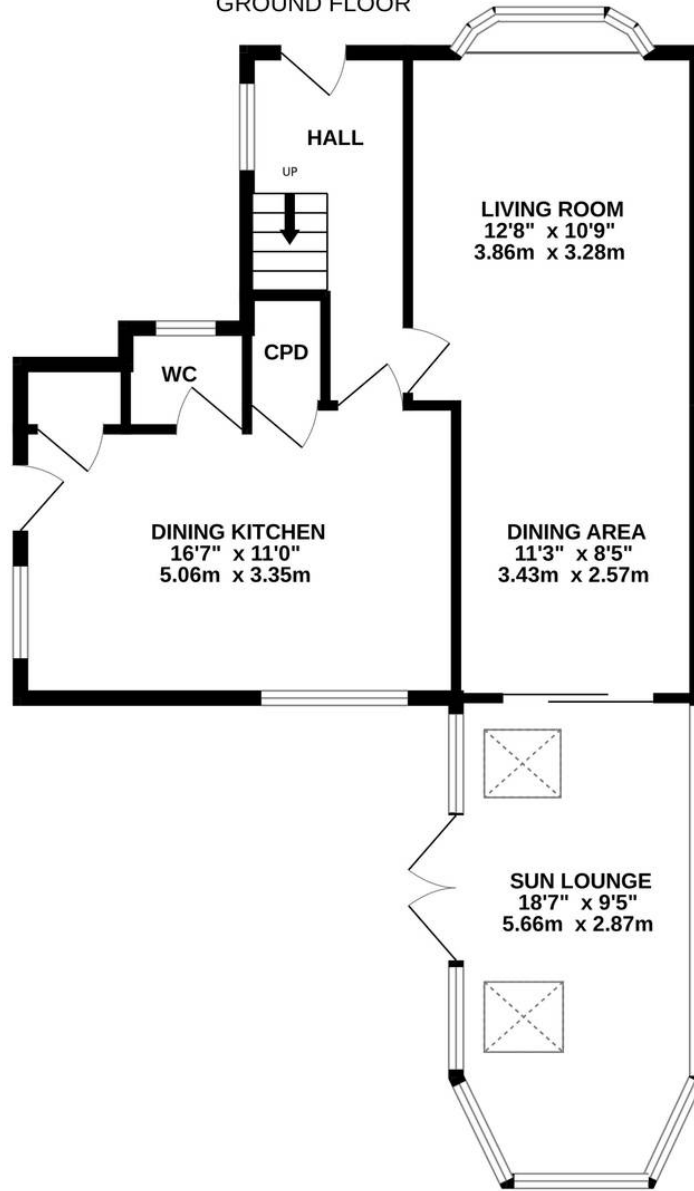




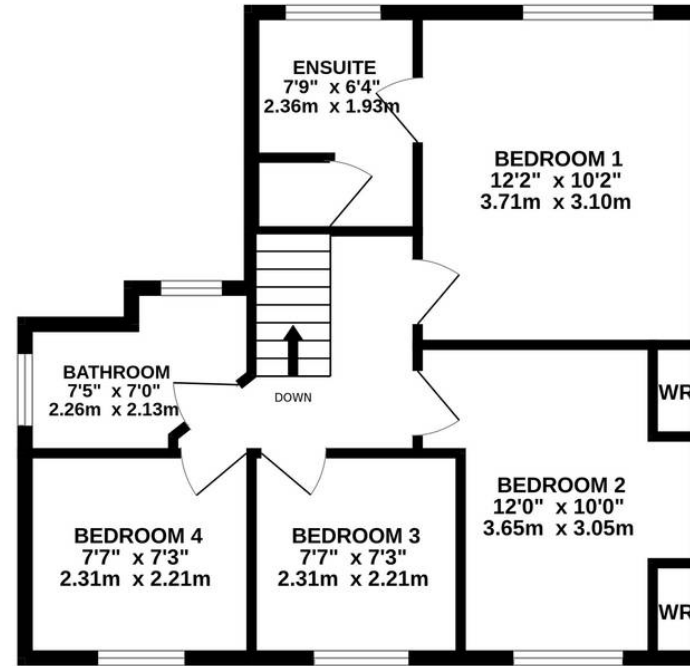
7 Border Close, Lindley, Huddersfield

Offers in Region of **£385,000**

GROUND FLOOR



1ST FLOOR



BORDER CLOSE

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.
 Made with Metropix ©2024



7 Border Close

Huddersfield, 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 neighboring Salendine Nook together with good local schools and accessible for J23 and J24 of the M62 linking East Lancashire to West Yorkshire

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended four bed detached
- Head of small cul de sac
- Generous rear garden
- Convenient location to M62



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 chrome style



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

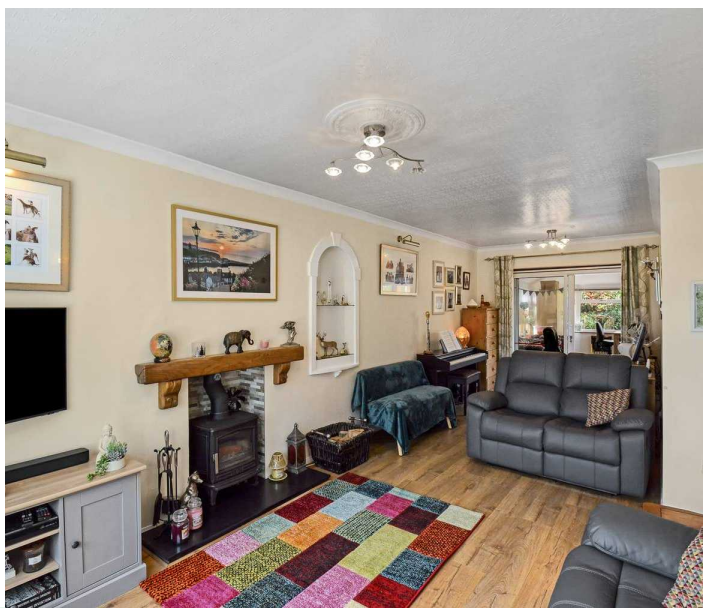
18' 7" x 9' 5" (5.66m x 2.87m)

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





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 kitchen style



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

1 Parking Space

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.





You can include any text here. The text can be modified upon generating your brochure.

You can include any text here. The text can be modified upon generating your brochure.



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