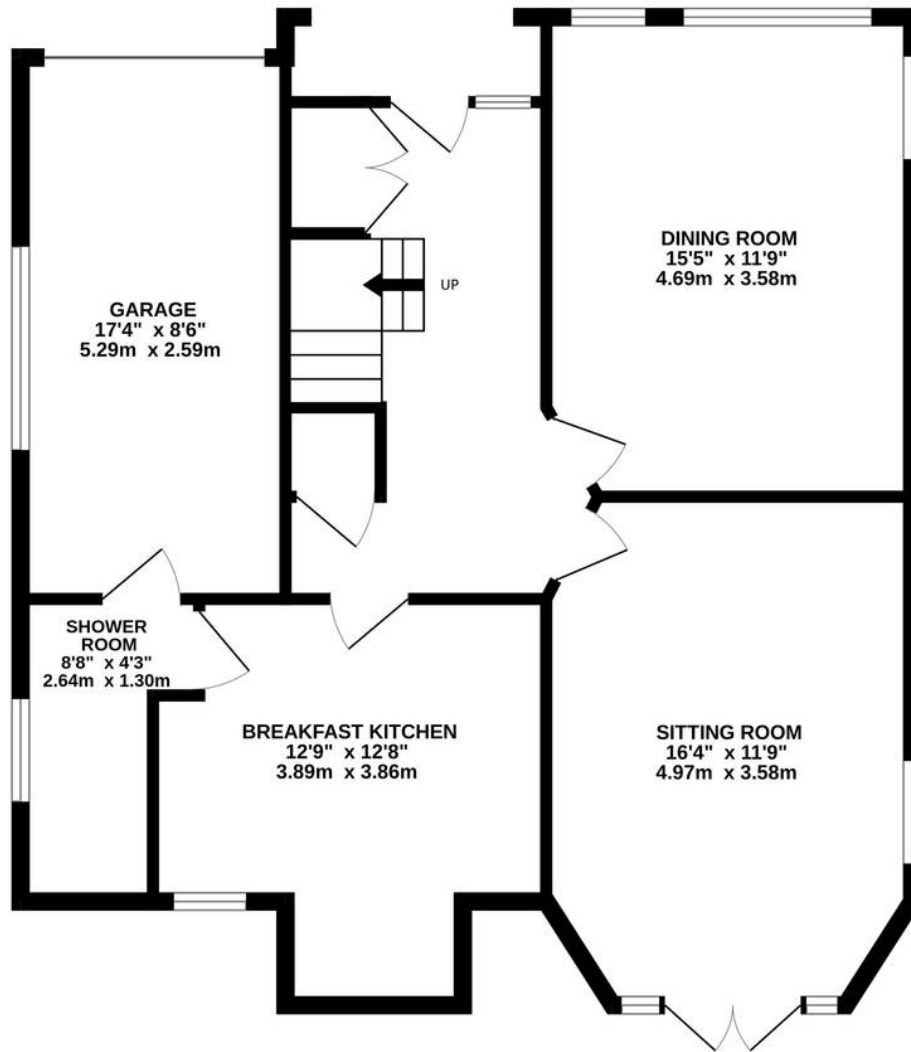




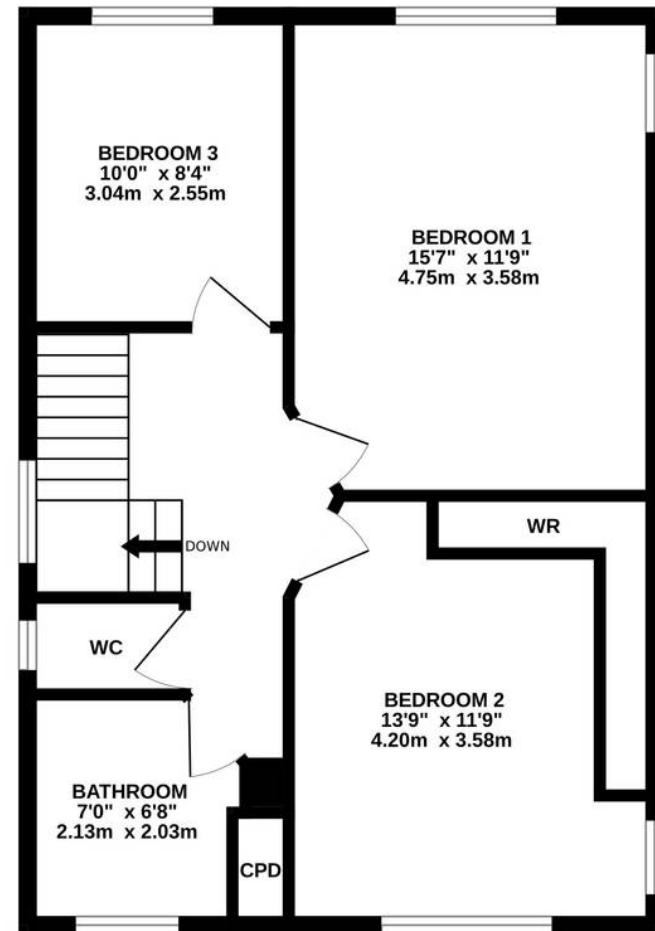
**6 Acre House Avenue, Lindley**

Offers in Region of **£450,000**

GROUND FLOOR



1ST FLOOR



ACRE HOUSE AVENUE

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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## 6 Acre House Avenue

Lindley, Huddersfield

A mature part stone fronted and remainder rendered detached house situated on a cul de sac constructed by reputable builders of the day John Jagger and sons and featuring their trademark arched doorways.

The property is located within this desirable and well regarded residential area in close proximity to Lindley's varied amenities including shops, restaurants, bars, hospital and just a short drive from J24 of the M62.

There is a gas central heating system, pvcu double glazing and accommodation briefly comprising entrance hall, dining room, bay fronted sitting room, bay fronted breakfast kitchen and downstairs shower room. First floor landing leading to three bedrooms, bathroom and separate WC. Externally there is a block paved parking area which spans the full width of the property together with a single garage with electric sectional door and large level well screened garden to the rear incorporating blocked paved patio, lawn, trees and shrubs.



### Entrance

There is an arched open entrance with tiled floor and from here a timber and frosted glazed door opens into the entrance hall. The hallway has a ceiling light point, central heating radiator, fitted floor to ceiling hall robe with cupboard over and to one side a staircase rises to the first floor. From the hallway access can be gained to the following rooms..-

### Dining Room

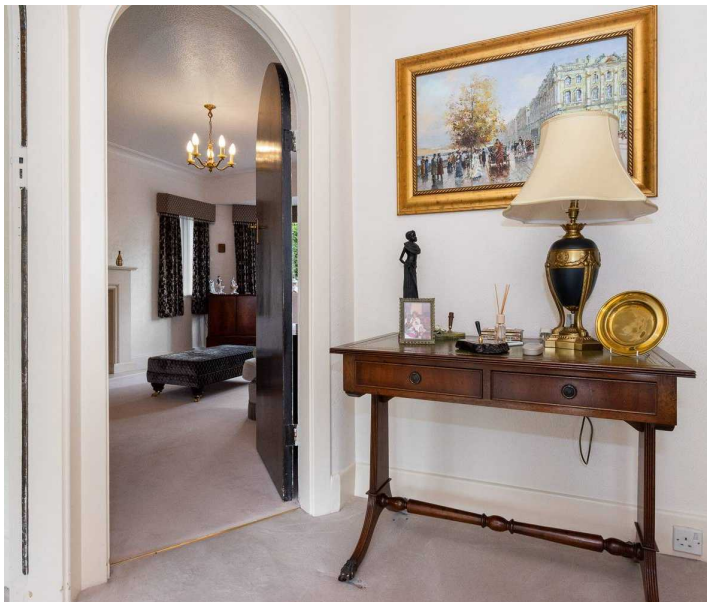
15' 5" x 11' 9" (4.70m x 3.58m)

This has pvcu double glazed windows to the front and side elevations, there is a ceiling light point, ceiling coving, two wall light points, central heating radiator and as the main focal point of the room there is a tiled fireplace with Cannon gas fire.

### Sitting Room

16' 4" x 11' 9" (4.98m x 3.58m)

This is situated to the rear of the property and enjoys a lovely aspect over a generous established garden, there are pvcu double glazed windows to rear and side elevations together with french doors, ceiling light point, ceiling coving, two wall light points and as the main focal point of the room there is an impressive fireplace with marble surround and home to a log effect gas fire.



**Breakfast Kitchen - 12' 8" x 12' 9" (3.86m x 3.89m)**

This is situated adjacent to the sitting room and enjoys a lovely aspect over the rear garden. There are inset ceiling spot lights, central heating radiator and fitted with a range of stained oak fronted base and wall cupboards, drawers, these are complimented by overlying granite worktops with matching granite splashbacks and extend to form a breakfast bar, there are leaded and glazed display cupboards, inset 1 1/2 bowl single drainer sink with chrome monobloc tap, four ring gas hob, electric oven, microwave, dishwasher, fridge and to one side a timber and frosted glazed door leads to a side entrance lobby. The side entrance lobby has ceiling light point, tiled floor, timber and glazed door giving access to the side of the house, courtesy door to the garage and a door giving access to a shower room.



**Shower Room - 6' 8" x 4' 3" (2.03m x 1.30m)**

With frosted pvcu double glazed window, floor to ceiling tiled walls, inset ceiling down lighters, chrome ladder style heated towel rail, tiled floor, shaver socket and fitted with suite comprising corner pedestal wash basin, low flush WC and shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.





### **First Floor Landing**

With a frosted pvcu double glazed window to the gable, ceiling light point, loft access and from the landing access can be gained to the following rooms..-

### **Bedroom One**

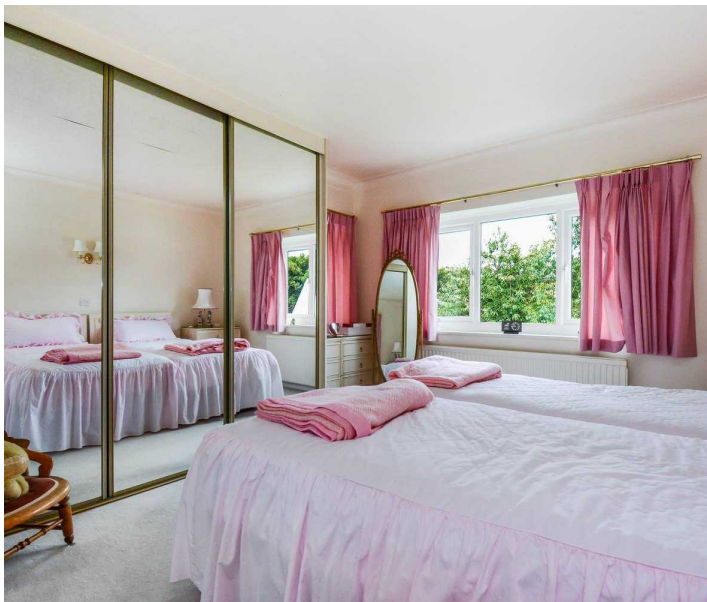
15' 7" x 11' 9" (4.75m x 3.58m)

A generous double room with pvcu double glazed windows to the front and side elevations, there is ceiling coving and a central heating radiator.

### **Bedroom Two**

11' 9" x 13' 9" (3.58m x 4.19m)

A double room enjoying a lovely aspect over the rear garden through a pvcu double glazed window, there is ceiling coving, wall light point, central heating radiator and an L shaped bank of fitted floor to ceiling mirror fronted wardrobes.



### Bedroom Three

10' 0" x 8' 4" (3.05m x 2.54m)

A good sized single room which is adjacent to bedroom one and has a pvcu double glazed window, central heating radiator and ceiling light point.

### Bathroom

7' 0" x 6' 8" (2.13m x 2.03m)

With a frosted pvcu double glazed window, inset ceiling spot lights, floor to ceiling tiled walls, central heating radiator, shaver socket, fitted floor to ceiling mirror fronted sliding door storage cupboard and having suite comprising corner panelled bath with shower over and pedestal wash basin.

### Separate WC

5' 0" x 2' 9" (1.52m x 0.84m)

With a frosted pvcu double glazed window, half tiled walls, ceiling light point and fitted with a low flush WC.



## Garden

To the right hand side of the property a block paved pathway leads to the rear where there is a block paved patio spanning the full width of the property and two steps down to a large level lawned garden which is well screened and offers a good degree of privacy with planted trees, flowers and shrubs, together with a crazy paved stone pathway to one side.

## Garage

Across the front of the property there is block paved parking area and this approached through twin stone gate posts and bordered by planted trees and shrubs and provides off road parking for a number of vehicles as well as giving access to an attached garage. Garage is 17'4" x 8'6" with an electric sectional door, courtesy door, frosted pvcu double glazed window, there is power, light, plumbing for automatic washing machine and with a wall mounted Worcester gas fired central heating boiler and in one corner there is a white pot sink with running hot and cold water.







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

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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.

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