



## 14 Haigh Close, Lindley, Huddersfield

Fixed Price £390,000











## 14 Haigh Close

Lindley, Huddersfield

Constructed by Persimmon Homes, a double fronted four bedroom detached family house situated on a private driveway and located within this ever popular and well regarded residential area, ideal for good local schools, shops and for access to the M62.

The accommodation is served by a gas central heating system, pvcu double glazing and briefly comprises to the ground floor, entrance hall, living room, dining room, kitchen/family room, utility room and downstairs WC. First floor landing leading to four bedrooms with master en suite and family bathroom.

Externally there is parking for three cars, EV charging point, single garage and gardens laid out to front and rear.



## Ground floor

### Entrance Hall

With a composite panelled and frosted double glazed door, central heating radiator, ceiling light point and to one side a staircase rises to the first floor. From the hallway access can be gained to the following rooms..-

### Living Room

13' 3" x 10' 9" (4.04m x 3.28m)

A comfortable reception room which has a pvcu double glazed window looking out over the front garden, there is a ceiling light point and central heating radiator.

### Dining Room

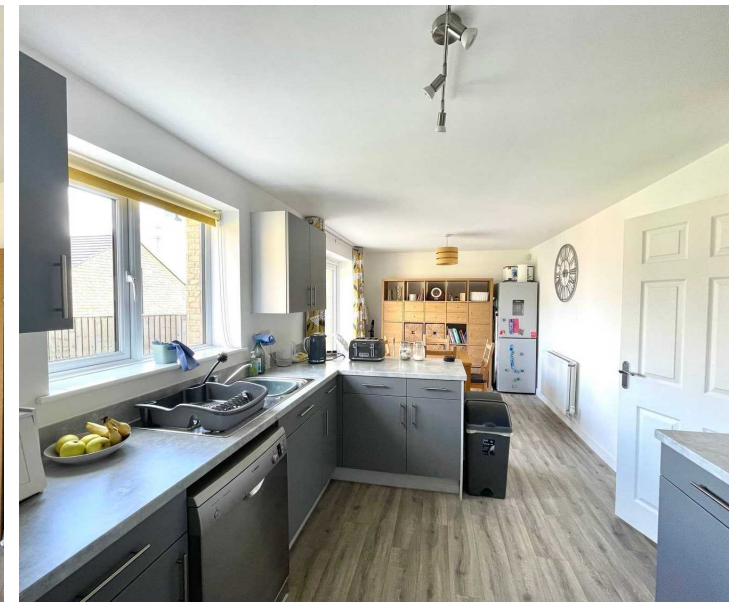
10' 9" x 9' 10" (3.28m x 3.00m)

This is situated adjacent to the living room and once again has pvcu double glazed window looking out over the front garden, there is a ceiling light point and central heating radiator.

### Kitchen/Family Room

20' 3" x 9' 6" (6.17m x 2.90m)

As the dimensions indicate this is a well proportioned room, situated from the rear of the property, with a pvcu double glazed window and adjacent French doors, looking out over the garden and providing the room with plenty of natural light, there are two ceiling light points, central heating radiator and fitted with a range of matte grey, base and wall cupboards, drawers, these are complimented by over lying worktops and splash backs with an inset 1 1/2 single drainer stainless steel sink with chrome mixer tap, four ring halogen hob with stainless steel and glass extractor hood over and electric double oven beneath, there is plumbing for a dishwasher and space for fridge freezer. To one side a door gives access to a utility room.











### Utility Room

6' 0" x 5' 2" (1.83m x 1.57m)

Composite panelled and frosted double glazed door giving access to the rear garden, there is a ceiling light point, central heating radiator and having base and wall cupboard, overlying work top with splash back and with under counter space for washing machine and tumble dryer. To one side a door gives access to a downstairs WC.

### Downstairs WC

5' 2" x 2' 9" (1.57m x 0.84m)

With pvcu double glazed window, half tiled walls, central heating radiator, ceiling light point and fitted with a suite comprising hand wash basin with chrome monobloc tap and low flush WC.

### First Floor Landing

With pvcu double glazed window with ceiling light point, loft access and a useful storage cupboard. From the landing access can be gained to the following rooms..-

### Bedroom One

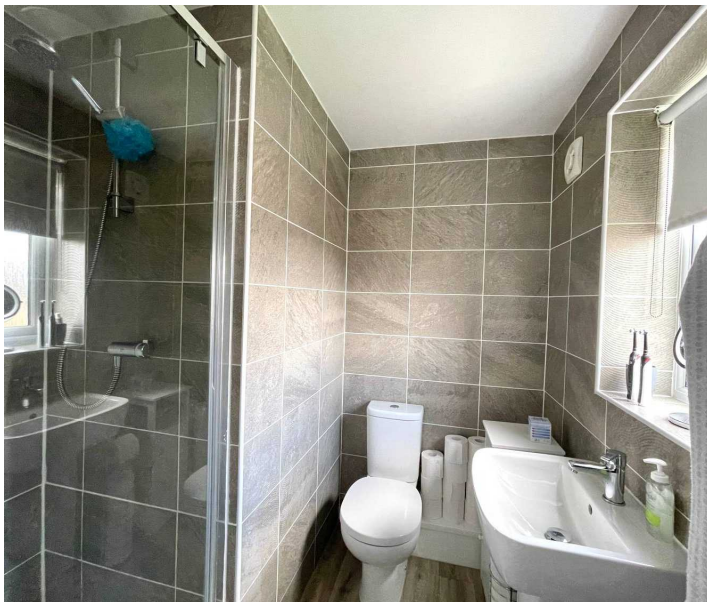
10' 9" x 11' 4" (3.28m x 3.45m)

A double room which has a pvcu double glazed window looking out across the rear garden with these stretching across to Grimescar woods. There is a ceiling light point, central heating radiator and fitted floor to ceiling part mirror fronted sliding door wardrobe. To one side a door gives access to an en suite shower room.

### En Suite Shower Room

6' 0" x 6' 4" (1.83m x 1.93m)

With a frosted pvcu double glazed window, ceiling light point, floor to ceiling tiled walls, extractor fan, ladder style heated towel rail and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush WC and shower cubicle with chrome shower fitting.





**Bedroom Two**

11' 5" x 8' 2" (3.48m x 2.49m)

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

**Bedroom Three**

9' 10" x 9' 0" (3.00m x 2.74m)

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

**Bedroom Four**

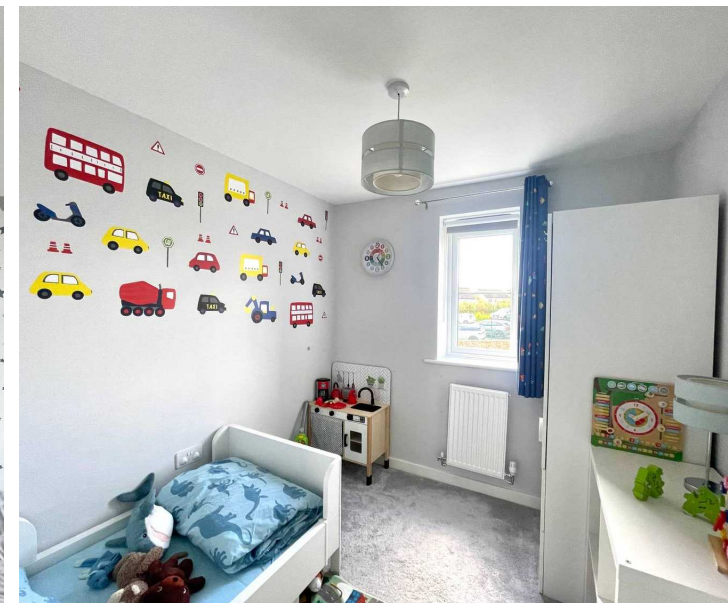
8' 3" x 7' 9" (2.51m x 2.36m)

With a pvcu double glazed window looking out over the front garden, ceiling light point and central heating radiator.

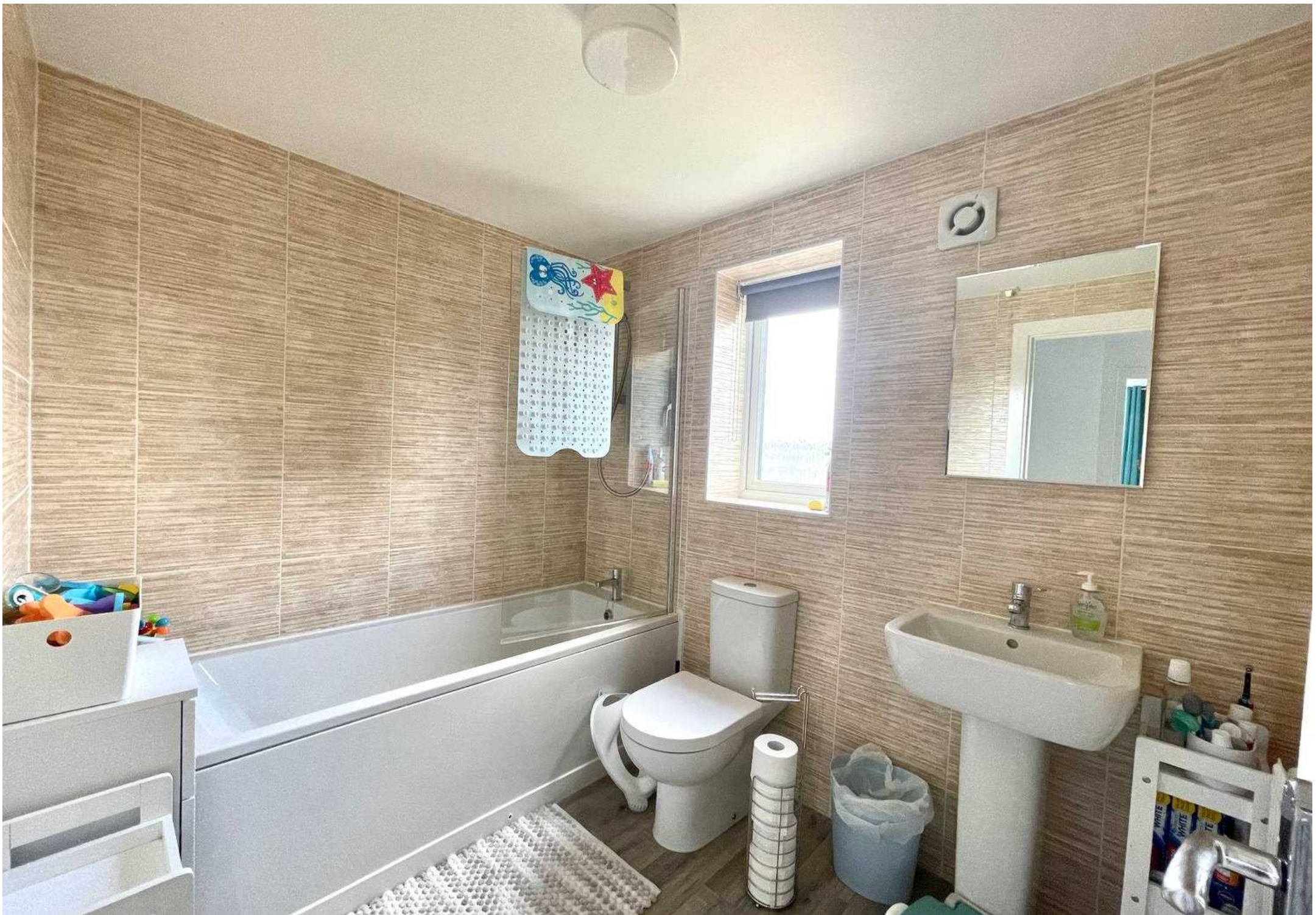
**Bathroom**

8' 0" x 6' 3" (2.44m x 1.91m)

With a frosted pvcu double glazed window, extractor fan, ceiling light point, central heating radiator, floor to ceiling tiled walls and fitted with a suite comprising panelled bath with shower screen and electric shower fitting over, pedestal wash basin with chrome monobloc tap and low flush WC.









## Garden

To the front of the property there is a lawned garden together with flagged pathway giving access to the main entrance. To the rear there is a timber hand gate situated between the house and garage and this leads to an enclosed garden which comprises flagged patio and pathway, outside cold water tap and lawn which continues across the rear of the garage.

## Garage

To the front of the property there is a parking space by the dry stone wall, in addition to the left hand side of the house there is a tarmac driveway providing off road parking for two cars, together with an EV charging point and giving access to a single garage. Garage is 19'4" x 9'7" with an up and over door, power and light.





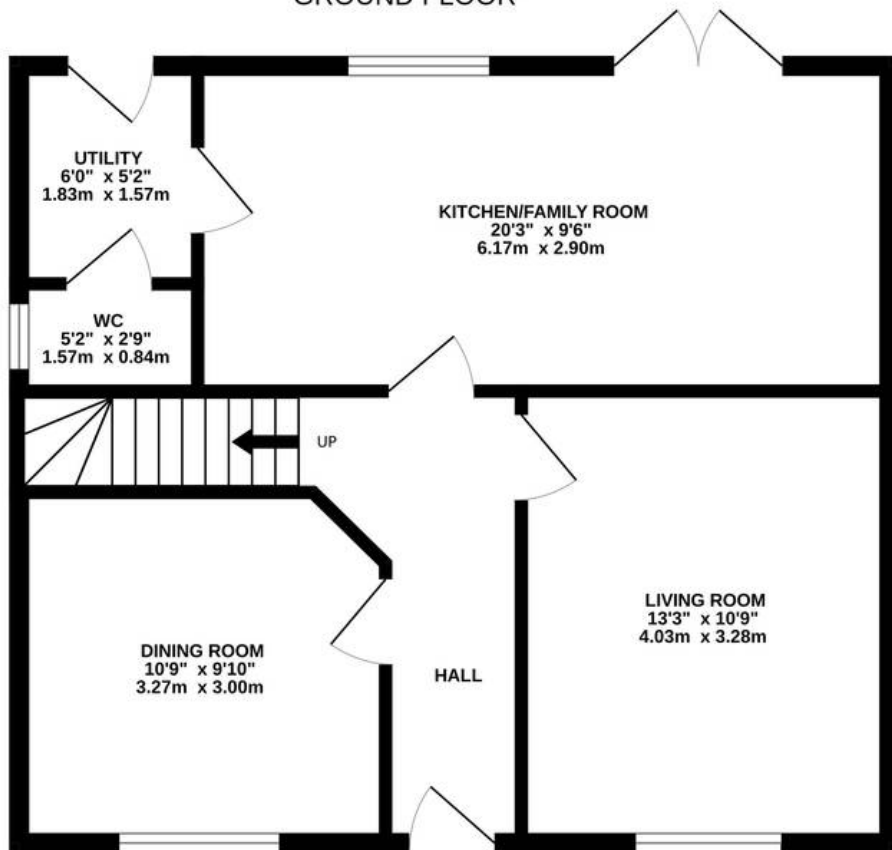




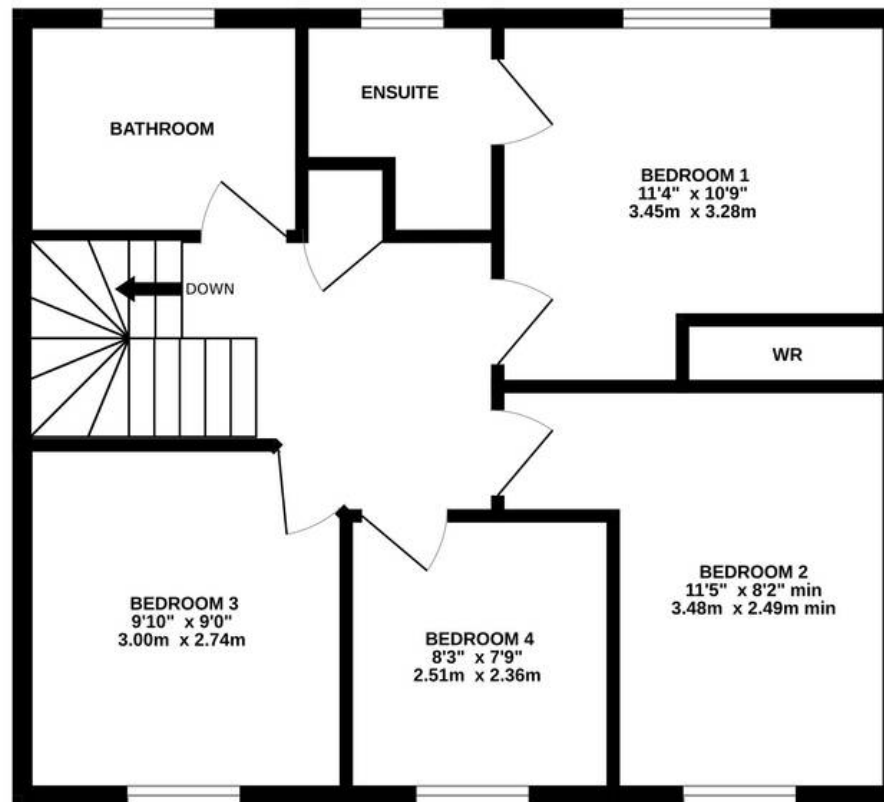




GROUND FLOOR



1ST FLOOR



HAIGH 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.  
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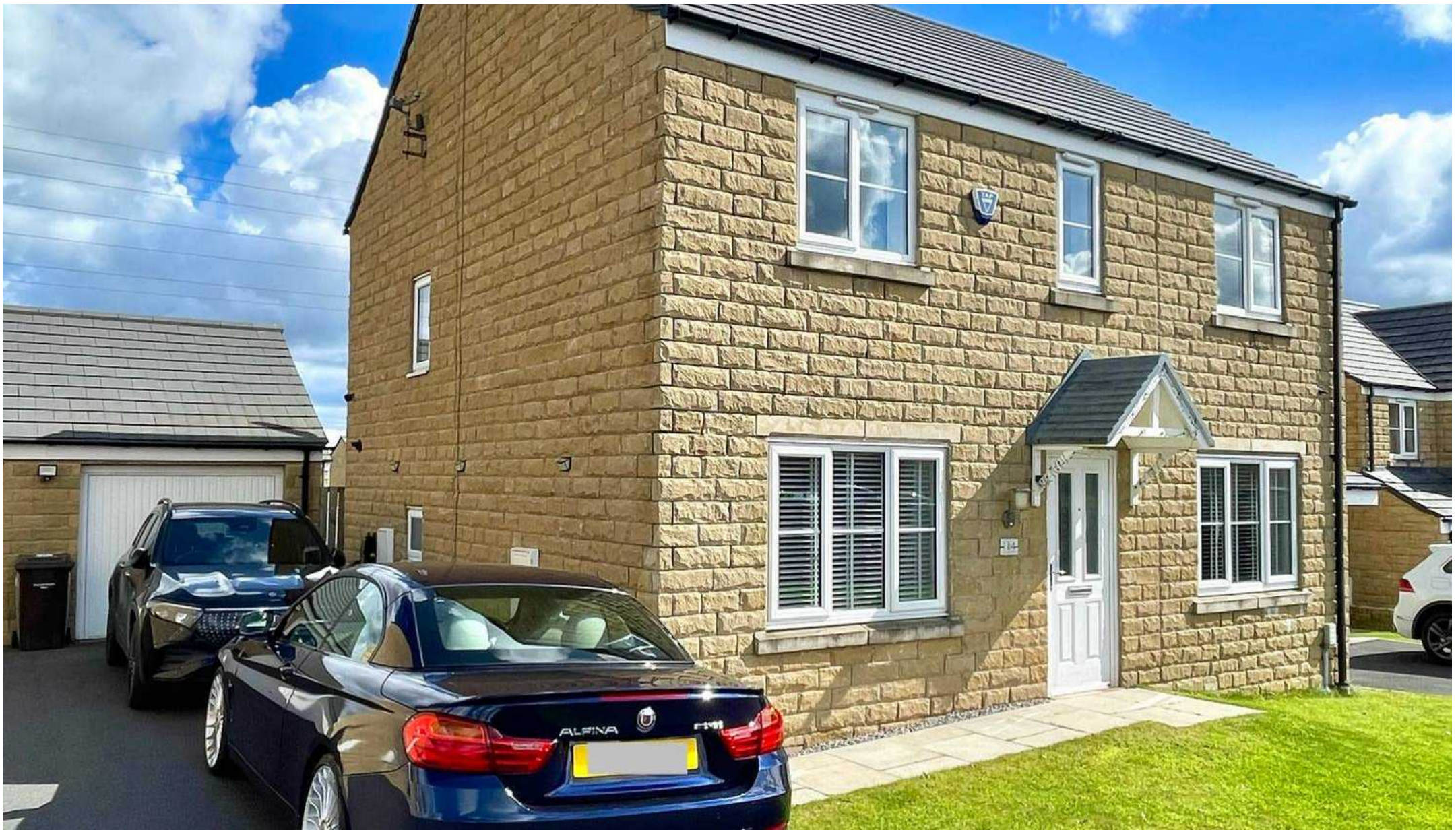
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