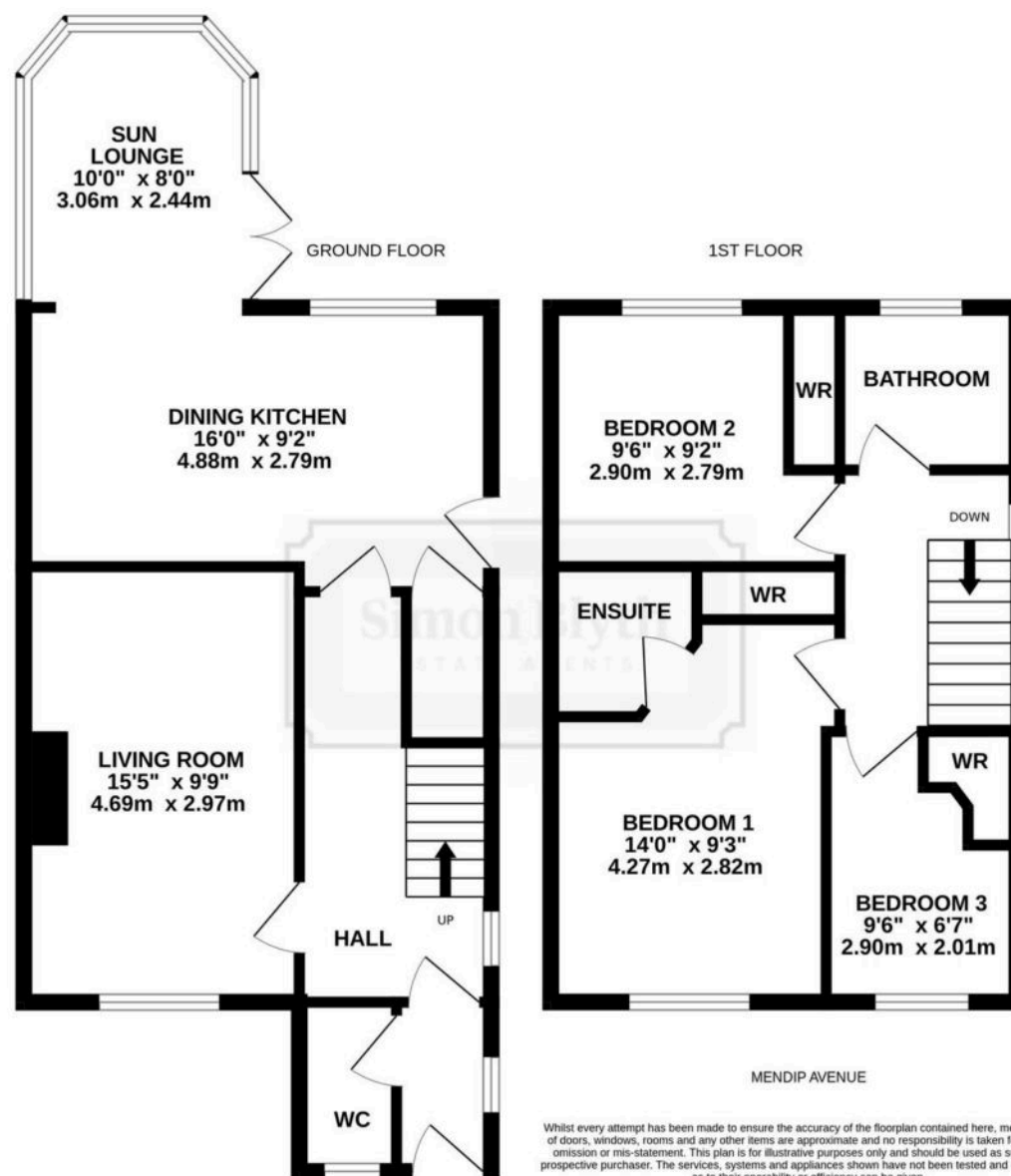




**19 Mendip Avenue, Lindley**  
Huddersfield

Fixed Price **£330,000**





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## 19 Mendip Avenue

Lindley, Huddersfield

A beautifully presented house overlooking a westerly facing rear garden and enjoying some lovely far reaching views to front.

The property is located within a popular and well regarded residential area close to good local schools, shops and ideal for access to J23 and J24 of the M62 linking East Lancashire to West Yorkshire. The property has a gas central heating system, pvcu double glazing, security alarm and briefly comprising to the ground floor entrance porch with downstairs WC, entrance hall, living room, stylish modern fitted dining kitchen with integrated appliances and granite worktops and sun lounge. First floor landing leading to three fitted bedrooms (one with en suite) and bathroom. Externally there are gardens laid out to front and rear together with tarmac driveway to one side providing off road parking for three cars as well as giving access to a single garage.





### Ground Floor

Entrance porch with a composite panelled and frosted double glazed door, pvcu double glazed window to the gable, central heating radiator, ceiling light point and oak effect laminate flooring. From here there are doors giving access to the hallway and downstairs WC.

### Downstairs WC

6' 0" x 3' 4" (1.83m x 1.02m)

With ceiling light point, frosted pvcu double glazed window, central heating radiator, floor to ceiling tiled walls, granite tiled floor and fitted with suite comprising wall hung vanity unit incorporating wash basin with chrome monobloc tap and low flush WC.

### Entrance Hall

14' 6" x 5' 7" (4.42m x 1.70m)

With ceiling light point, ceiling coving, frosted pvcu double glazed window, central heating radiator, oak effect laminate flooring and to one side a spindled staircase rises to the first floor with useful storage cupboard beneath. From the hallway access can be gained to the following rooms..-

### Living Room

15' 5" x 9' 9" (4.70m x 2.97m)

A comfortable and well proportioned room with a pvcu double glazed window looking out over the front garden and enjoys some lovely far reaching views beyond. There is a ceiling light point, central heating radiator and housed within the chimney breast there is a remote control log effect gas fire.





### Dining Kitchen

16' 0" x 9' 2" (4.88m x 2.79m)

This runs across the rear of the property and has pvcu double glazed window looking out over the garden, there are a number of inset LED down lighters, pvcu and frosted double glazed door giving access to the driveway, oak effect laminate flooring, vertically hung central heating radiator, useful storage cupboard beneath the stairs and fitted with a range of cream gloss base and wall cupboards, drawers, these are complimented by brushed stainless steel handles with contrasting overlying granite worktops and splash backs with further tiled splash backs above, there is concealed lighting beneath the wall cupboards, an inset 1 1/2 bowl sink with chrome mixer tap, Bosch four ring induction hob with stainless steel and curved glass extractor hood over and Bosch stainless steel electric fan assisted oven beneath, integrated dishwasher, pull out larder, cupboard housing a Baxi gas fired combination central heating boiler fitted in 2021, there is an integrated washing machine and to one side there is a granite work surface which extends to form a breakfast bar with integrated fridge and freezer beneath.

### Sun Lounge

10' 0" x 8' 0" (3.05m x 2.44m)

With oak effect laminate flooring, central heating radiator, insulated ceiling with downlighters and pvcu double glazed windows with Luxaflex insulated blinds together with pvcu double glazed French doors giving access to the garden and these also incorporate Luxaflex insulated blinds.







### First Floor Landing

With a pvcu double glazed window to the gable, there is a ceiling light point and loft access which is insulated together with some loose boarding. From the landing access can be gained to the following rooms..-

### Bedroom One

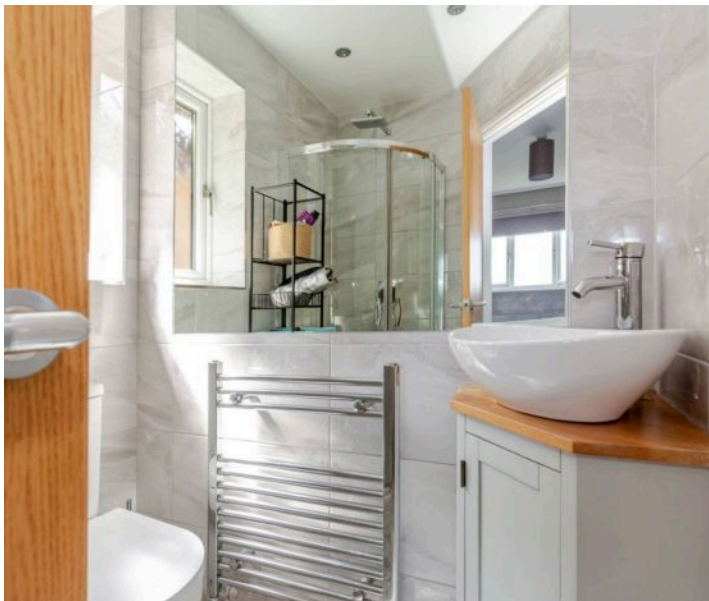
14' 0" x 9' 3" (4.27m x 2.82m)

A double room which has pvcu double glazed window looking out over the front garden and enjoying some super views over Huddersfield stretching around to Grimescar Woods. There is a ceiling light point, central heating radiator, fitted floor to ceiling wardrobe, glazed display cupboard and drawers. To one side a door gives access to an en suite shower room.

### En Suite Shower Room

5' 0" x 5' 4" (1.52m x 1.63m)

With inset led down lighters, floor to ceiling tiled walls which incorporate a large fitted mirror, chrome ladder style heated towel rail, tiled floor and fitted with a suite comprising vanity unit mounted with an oval hand wash basin with free standing chrome monobloc tap, low flush WC and corner shower cubicle with home shower fitting.



### Bedroom Two

9' 6" x 9' 2" (2.90m x 2.79m)

This has pvcu double glazed window which looks out over the rear garden, there is ceiling light point, central heating radiator and fitted floor to ceiling wardrobes.



### Bedroom Three

9' 6" x 6' 7" (2.90m x 2.01m)

This is situated adjacent to bedroom one and enjoys similar far reaching views over Huddersfield. There is a ceiling light point, central heating radiator and fitted furniture including floor to ceiling part mirror fronted wardrobe, drawers and bedside table.

### Bathroom

6' 3" x 5' 9" (1.91m x 1.75m)

With inset led down lighters, floor to ceiling tiles with further easy clean panelling around the bath panelled bath which has shower screen and chrome shower fitting, vanity unit incorporating wash basin with chrome monobloc tap and low flush WC.





## Garden

To the front of the property there is a shaped lawned garden with planted trees and shrubs to the borders together with a small flight of steps rising to the front door. A flagged pathway leads across the front of the house and down the left hand side which is useful for bin storage. To the rear there is a secure low maintenance westerly flagged garden with pleasant wooded aspect beyond which can be accessed from a timber hand gate or alternatively from the patio doors in the sun room. From here is also the courtesy door giving access to the garage. To the rear of the garage there is a double glazed pvcu shed. There is an outside cold water tap.

## Garage

There is a tarmac driveway to the right hand side of the property which provides off road parking for three cars and in turn leads to a brick built single garage. Garage is 17'4" x 8'9" with an up and over door, power, light, timber and frosted glazed courtesy door and roof void storage.





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

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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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