

MARSH & MARSH PROPERTIES

27 Cressfield Road, Lindley, Huddersfield, HD3 3EF

£180,000



****ATTENTION ALL FIRST-TIME BUYERS, INVESTORS, OR YOUNG/PROFESSIONAL COUPLES****
This well proportioned three bedroom home is situated in the desirable area of Lindley, offering quick and easy access to the M62 corridor as well as being close to a range of local amenities, walking distance to the Huddersfield Royal Infirmary and well-regarded schools. The property boasts two spacious reception rooms and an enclosed rear garden with both lawn and patio areas, ideal for relaxing or entertaining. In brief, the ground floor comprises an entrance hall, a lounge, a second reception room, and a kitchen which provides access to a useful basement area. Upstairs, the landing leads to two generous double bedrooms, a single bedroom, and a modern house bathroom. Externally, there is a pebbled yard to the front, with a passageway leading to the enclosed rear garden. An internal inspection is strongly recommended to fully appreciate the potential this lovely home has to offer.

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ENTRANCE HALL

An entrance hall featuring a composite front door with UPVC window, radiator, and direct access to the lounge. Stairs rise to the first-floor landing.

LIVING ROOM 4.7 x 4.1m (15'5 x 13'3)



A spacious and comfortable lounge featuring a marble fireplace with a gas fire, decorative coving, and a radiator. A new traditional-style UPVC sash window providing natural light and charm.

SECOND RECEPTION ROOM / DINING ROOM 4.0 x 4.1m (13'1 x 13'5)



This versatile second reception room features a character fireplace and fitted storage within both alcoves. Finished with wood effect laminate

flooring, a radiator and a UPVC sash window. A UPVC stable door opens out to the rear garden.



KITCHEN 1.6 x 4.1m (5'4 x 13'5)



A well-appointed fitted kitchen with a range of wall and base units including a sink with chrome mixer tap and splashback tiles. There is an integrated slimline dishwasher as well as a built in EFF double oven, hob, and extractor fan, and a Hotpoint washing machine. The kitchen also houses the Vaillant combination boiler. To complete this room there is wood effect laminate flooring and a UPVC sash window, this room also provides access to the basement.

BASEMENT

Steps from the kitchen lead down to a useful storage basement, complete with a window.

LANDING



A landing with useful fitted storage cabinets and loft access.

BEDROOM ONE 3.5 x 4.1m (11'5 x 13'3)



A spacious double bedroom featuring a charming feature fireplace, radiator, and a UPVC sash window.

BEDROOM TWO 3.5 x 4.1m (11'5 x 13'5)

A well-sized double bedroom boasting a feature fireplace, radiator, and UPVC sash window.



BEDROOM THREE 2.2 x 2.8m (7'2 x 9'0)



A well-proportioned single bedroom with a built-in storage cupboard along with a radiator and a UPVC sash window.

BATHROOM



A stylish and contemporary four-piece bathroom suite featuring a freestanding bathtub with handheld power shower, a tiled glass shower cubicle with handheld shower, low flush toilet, and pedestal sink with splashback tiles. Additional features include a tiled floor, radiator, ceiling spotlights, extractor fan, and a UPVC sash window.

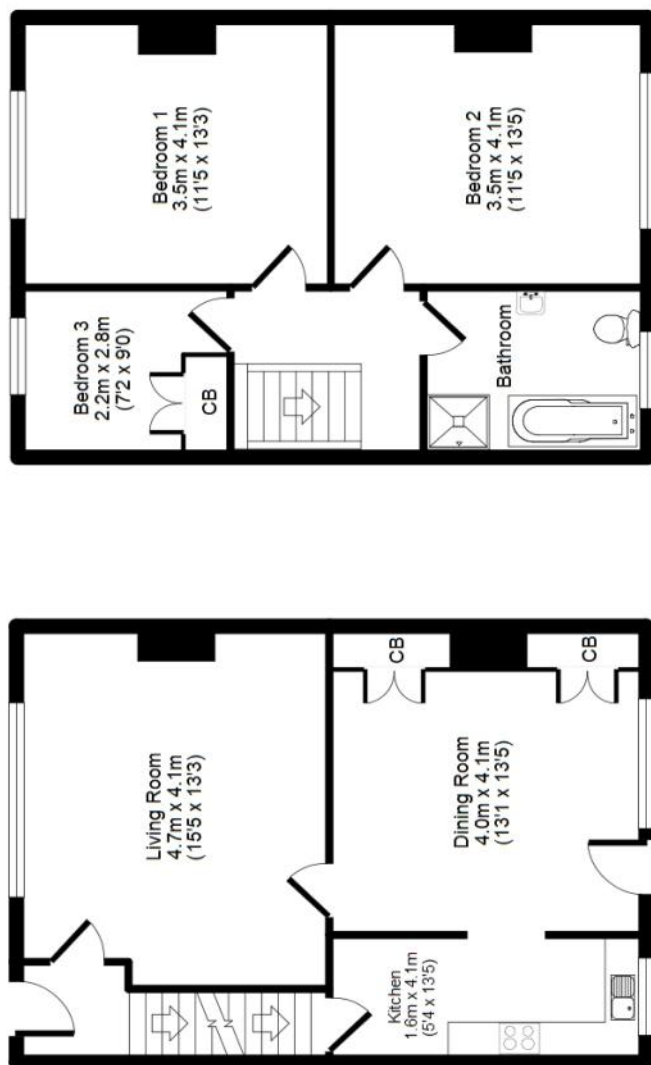
EXTERNAL



To the front, there is a low-maintenance pebbled yard with a pathway, and a shared passageway leading to the enclosed rear garden. The rear garden offers a flagged patio area and lawn, making it ideal for relaxing or entertaining outdoors.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 93 sq. m / 995 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

(c) Marsh & Marsh Properties

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