

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 11 Pye Road

Lindley, Huddersfield, HD3 3ZX

Offers in the region of £450,000





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## Ground Floor -

### Entrance Hallway

Enter the property via a stylish composite front door with two privacy glass panels into the entrance hallway. With tiled flooring, the hallway gives access to the fifth bedroom, the study/2nd reception room, a spacious storage cupboard and stairs rise to the first floor accommodation.

### Bedroom Five

A double bedroom featuring a grey carpet and a PVCu window to the front aspect. Access to the en-suite.

### En-Suite

A partially tiled en-suite comprising of a WC, a wash basin and a shower cubicle with a glass screen.

### Study/2nd Reception Room

An additional reception room with a grey carpet and a PVCu window to the front aspect. This versatile living accommodation can be used as a study or a snug.

## First Floor -

### Living Room

A bright and airy dual-aspect living room, illuminated by a PVCu window at the front and PVCu patio doors that open directly to the rear garden. This spacious room offers a perfect blend of comfort and style.

### Open Plan Kitchen/Diner

An open-plan kitchen/diner with tiled flooring, featuring matching pale grey wall and base units, laminate work surfaces, and a 1.5 stainless steel sink and drainer. Integrated appliances include an electric oven, fridge freezer, four-ring gas hob, and extractor fan. Additionally, there is plumbing for a dishwasher.

The space has PVCu patio doors leading into the rear garden and also provides access to the utility room.

### Utility Room

A useful utility room with wall and base units, laminate work surfaces and a stainless steel bowl sink. There is space for a washing machine and a dryer.

## Second Floor -

### Master Bedroom

A spacious master bedroom with fitted wardrobes adorned with sliding mirrored doors providing ample storage space. Additionally, there is a PVCu window to the front elevation and access to the en-suite.

### En-Suite

A en-suite with a three piece suite comprising of; a WC, a spacious shower cubicle with a glass screen and a wash basin. The en-suite has the added benefit of a PVCu privacy window to the front elevation.

### Bedroom Two

A second double bedroom with a PVCu window overlooking the rear garden.

### Bedroom Three

A third double bedroom set to the front of the property, with a PVCu window to the front elevation.

### Bedroom Four

A fourth double bedroom with a PVCu window to the rear elevation.

### House Bathroom

A partially tiled house bathroom with tiled flooring. Comprising of; a WC, a wash basin, and a bath. PVCu privacy window to the rear elevation.

## Exterior

To the front of the property there is a tarmacked driveway providing off-road parking for up to two cars which leads to a detached single garage with an up and over door. To the side of the property, through a secure gate there is steps leading to the rear garden providing easy access with landscaped sleeper beds containing herbaceous borders. To the rear of the property there is a beautiful yet low maintenance garden that is fully enclosed. Benefiting from raised sleeper beds, artificial lawn, a built in seating area and herbaceous borders, it is the perfect space to relax or entertain guests.



## Road Map



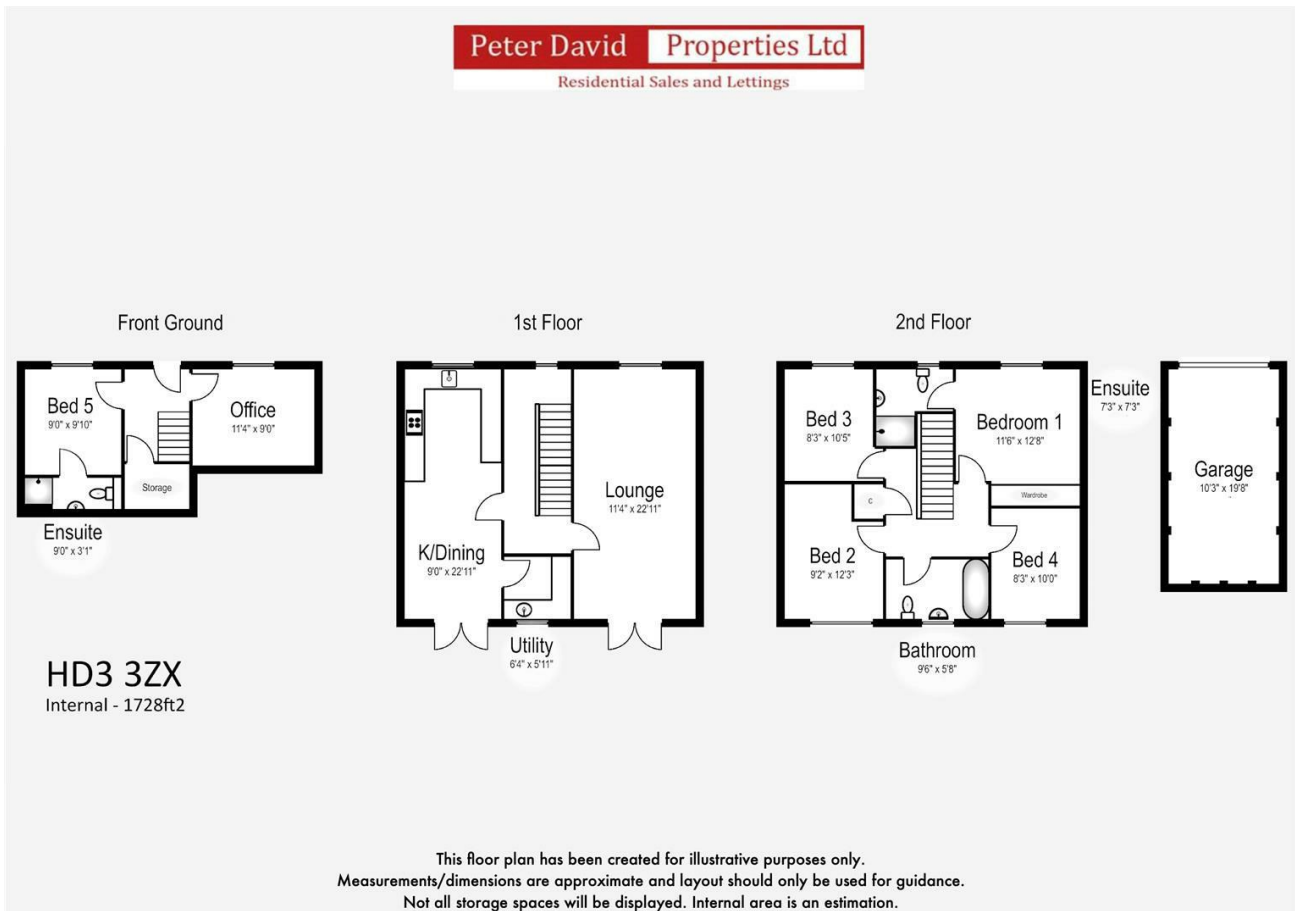
## Hybrid Map



## Terrain Map



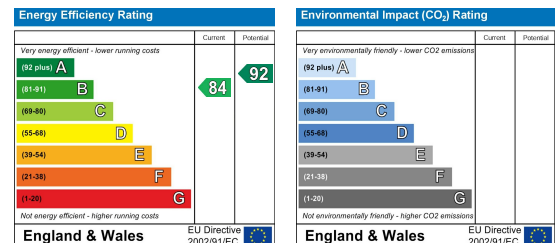
## Floor Plan



## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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