

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 11 Pye Road

Lindley, Huddersfield, HD3 3ZX

Offers in the region of £435,000



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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

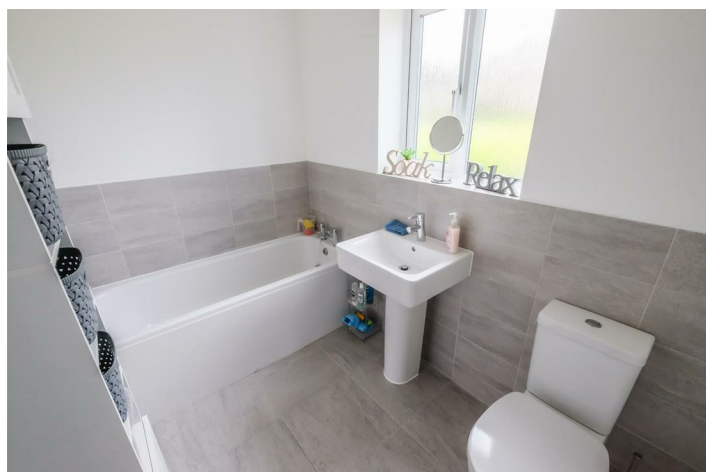
A fourth double bedroom with a PVCu window to the rear elevation.

### 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



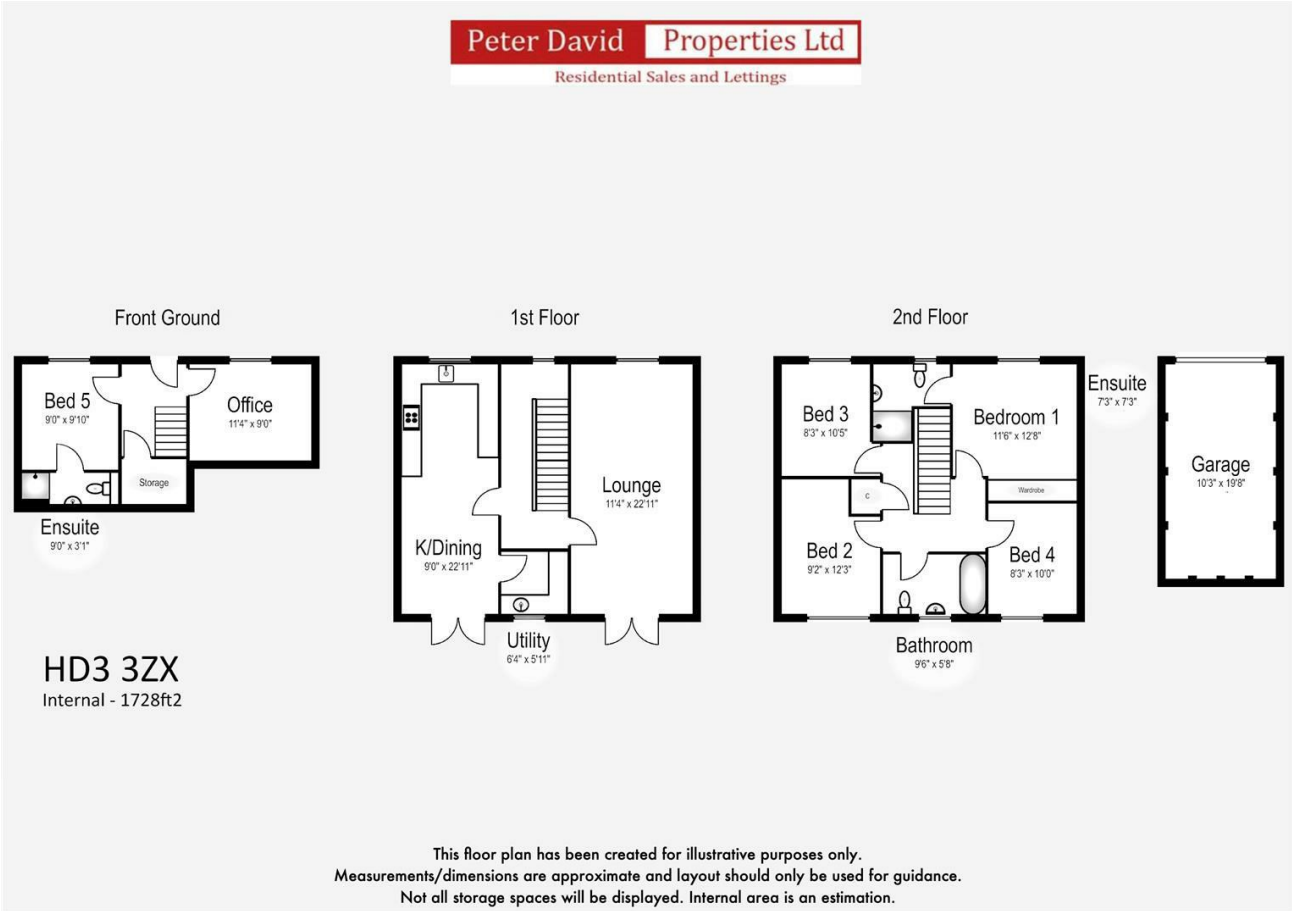
Hybrid Map



Terrain Map



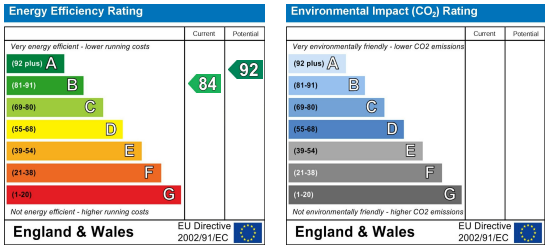
Floor Plan



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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