



3 Alexandra Road, Huddersfield, HD3 3DP



SHERIDAN
BAILEY
PROPERTY



This 3 bed mid terraced property is ideally located in the heart of Lindley and is within easy walking distance of Huddersfield Royal Infirmary. This home will appeal to First Time Buyers, Professional couples and young families alike with its generously sized rooms and fantastic open plan kitchen/ dining space to the rear of the property, perfect for daily living and social occasions.

The property briefly comprises; entrance hall, living room, contemporary kitchen/dining space with French doors to enclosed patio, cellar space. On the first floor there are 2 generously sized double bedrooms, as well as a single bedroom/home office.

Early viewing recommended due to location and space on offer

Asking price £245,000





Entrance Hall

A light and welcoming entrance hall sets the tone for the whole of this property which benefits throughout from large feature windows and high ceilings providing a great sense of space and a great amount of natural light. Wooden floor and stripped back wooden staircase to first floor landing.

Living Room

Wooden doorway leads from entrance hall to living room. An inviting living space with large feature window to front elevation (virtually floor to ceiling) inbuilt shelving and display and space for fireplace.

Kitchen / Dining

Glazed door from hallway leads into the hub of the home, and a real asset to this home, a fantastic space for both kitchen and dining with neither of the 2 functions compromised. The Kitchen is contemporary in style with a range of handleless matching wall and base units. Good amount of worktops and preparation space. Feature island with induction hob and extractor and lighting over, plus belfast style stainless steel sink and mixer tap. Integrated appliances in the kitchen include, dishwasher, fridge freezer, and electric oven. There is a large window to the kitchen area overlooking the rear patio area. The dining space within this room is fantastic and will easily accommodate 6-8 seater dining table and chairs whilst also allowing plenty of space for other furniture. Large French doors lead from the dining area to the rear patio, so a lovely space at any time for family and friends to be together. Door off to Cellar



Cellar

Door from dining area lead to steps down to cellar and garage. The Cellar is accessible and has power and provides excellent potential for future renovation and extension of property.

Staircase to first floor landing

Loft access with loft access to partially boarded loft with plenty of storage.

Master Bedroom

Spacious master bedroom with another large feature window to front elevation. Stripped back wooden flooring. Plenty of room for bedroom furniture range.

Bedroom 2

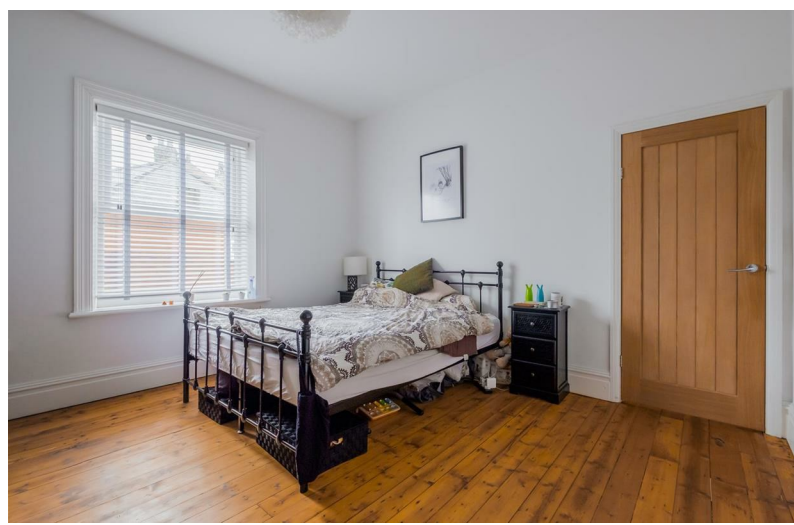
Another great size double bedroom providing more than ample space. Large window to rear elevation.

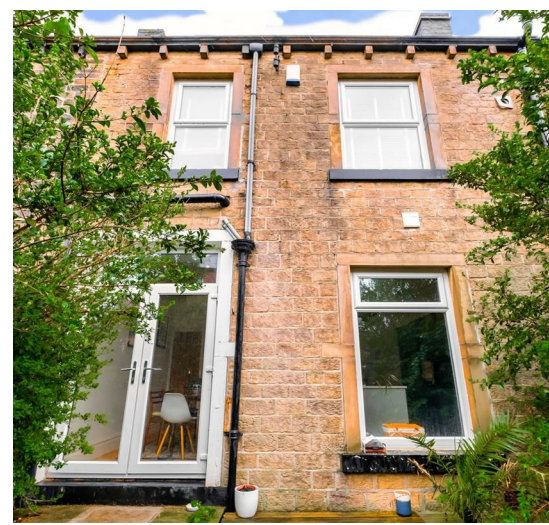
Bedroom 3 / Home Office

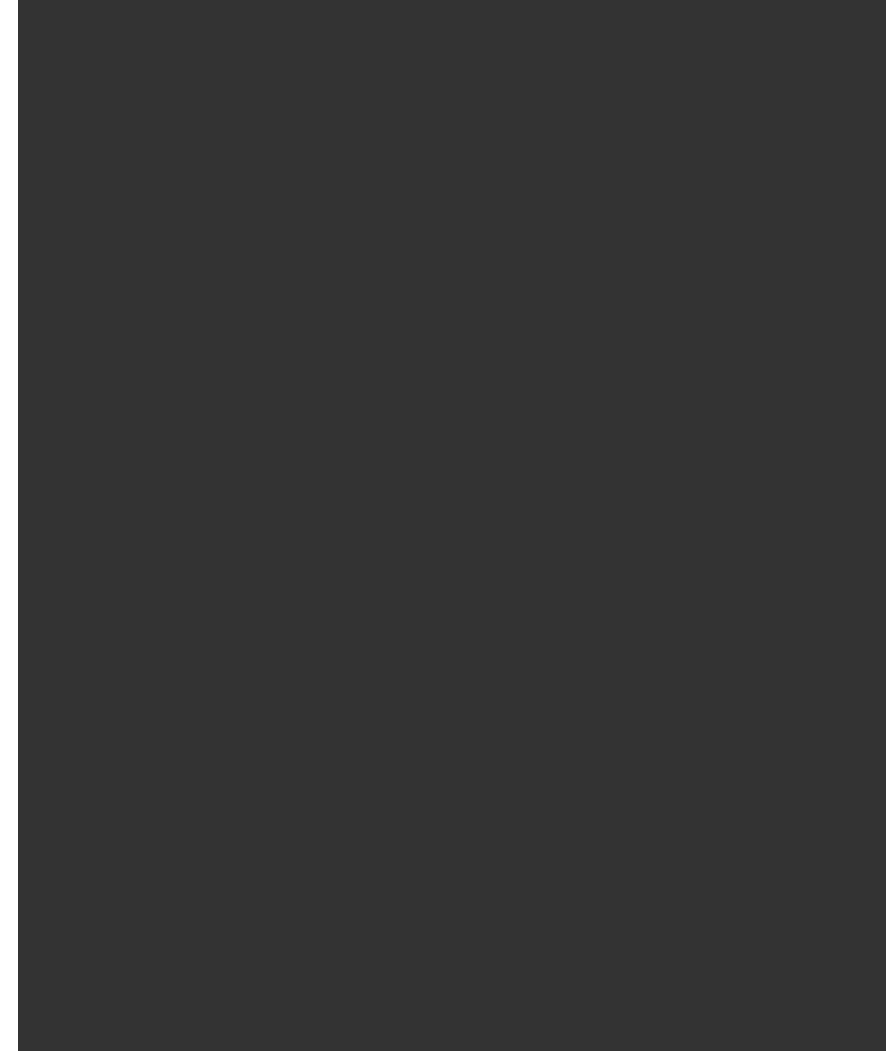
Single bedroom currently utilised as a Home Office. Window to front elevation.

External Areas

The property is located in a row of properties and is easily accessible and within immediate walking distance for Huddersfield Royal Infirmary. The property has a small driveway leading to garage and steps from driveway lead to entrance to the property. There are 2 parking permits for the property. Steps down from the French doors in the dining area lead to the rear patio/garden where is a flagged patio area with space for BBQ and garden furniture. The space is enclosed and well screened for privacy by shrubs and trees.

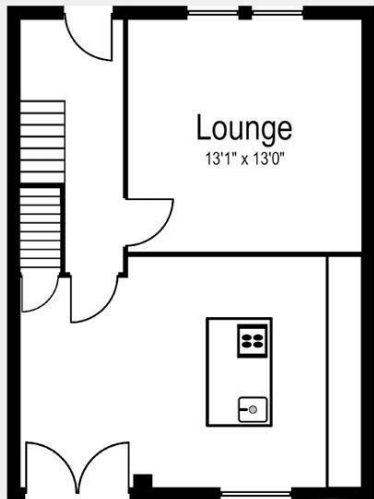








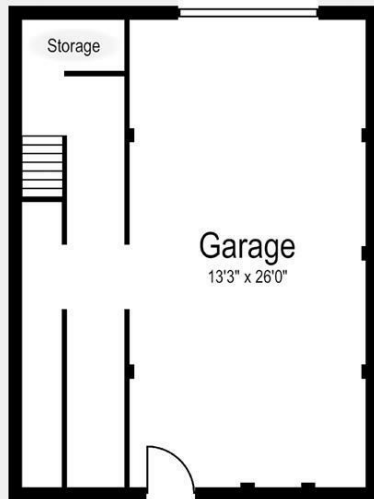
Front Ground



HD3 3DP
Internal - 1493ft2

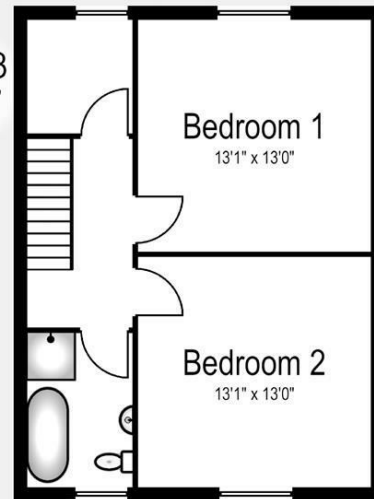
Kitchen/Dining
19'0\"/>

Lower Ground



1st Floor

Bed 3
6'1\"/>



Bathroom
6'1\"/>

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		59	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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