



6 Cutter Close, Huddersfield, HD3 3WY



SHERIDAN
BAILEY
PROPERTY

Beautifully presented detached property situated in a quiet cul-de-sac position in a popular residential development in Lindley. This property offers amazing flexible accommodation with an exceptional 3 receptions rooms due to a garage conversion. To this effect the property offers a generous amount of living space not afforded by same style properties. In brief it comprises, entrance hall, dining room, kitchen/diner, snug/home office, downstairs WC. To the first floor, 4 double bedrooms, plus ensuite and house bathroom. Externally the property is well maintained with stand out pergola over patio area with two sets for French doors that open the house up into the external space.
Early viewing essential

Asking price £410,000





Entrance Hall

Spacious and inviting entrance hall with access to ground floor accommodation and staircase to first floor landing. Chrome sockets and switches.

Living Room

Good sized living room, light and airy with feature French doors to rear patio and garden area. Plenty of space to accommodate two double sofas plus armchair and lounge furniture. Great family room.

Kitchen / Dining

Contemporary styled fitted kitchen with range of matching wall and base units with ample worktop space. Integrated appliances include - dishwasher, washer/dryer, fridge freezer, double oven, 4 burner gas hob and fitted extractor into wall units with lights. 1.5 sink and drainer with mixer taps, light laminate flooring and tiled splashbacks. Open dining/breakfast area with feature French doors leading to rear patio and garden area.

Dining Room

Fully converted space from garage to dining room in accordance with all building regulations, providing this style of home with a further reception room. Room accommodates a 6 seater dining table and chairs, Floor to ceiling storage to rear of the room with excellent space that can lack in some properties. Also with power and plumbing fitted. Window to front elevation with fitted blinds. Chrome sockets and dimmer switches.

Snug/Playroom/ Home Office

A third reception room provides flexible accommodation, currently a snug/tv room, this space will make the ideal home office or play room. Window to front elevation.



Downstairs WC

Contemporary downstairs WC with wash hand basin and extractor

Staircase to first floor landing

Spacious landing area with loft access to partially boarded loft with loft ladder access and overstairs storage cupboard

Master Bedroom Ensuite

Excellent sized master bedroom with plenty of room for bedroom furniture. Fitted wardrobes, (1 x double plus 1 x triple) Twin windows to front elevation with fitted blinds.

Ensuite

Ensuite with double shower, WC, and wash hand basin. Laminated tiled effect flooring, chrome towel rail and frosted window to side elevation.

Bedroom 2

Good sized double bedroom with wardrobes and with window to rear elevation.

Bedroom 3

Good Sized double with window to front elevation. Storage cupboard.

Bedroom 4

A final good sized double bedroom with wardrobes and window to rear elevation.

House Bathroom

Beautifully styled house bathroom comprising bath with shower over and glass shower screen, WC, wash hand basin, towel rail and window to rear elevation.

External Areas

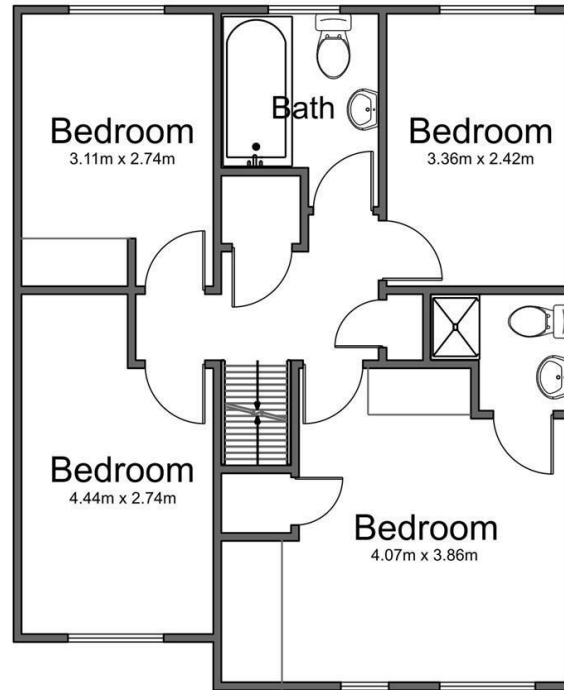
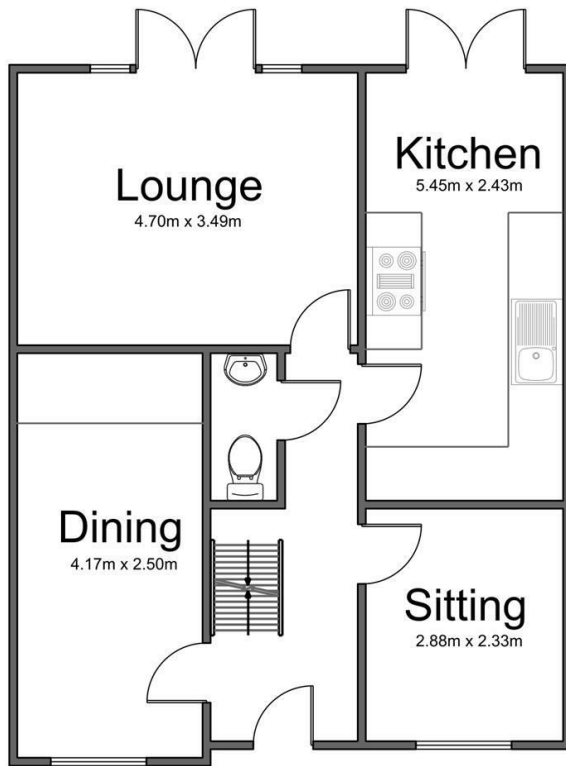
The property is located in a quiet cul-de-sac position. The front of the property benefits from a double driveway and is







partially laid to lawn with shrubs and borders. There is side gated access to the rear of the property with outdoor power sockets and lighting to front and side of property. The rear of the property is well landscaped and maintained with a beautiful wooden pergola extending across the patio area to the rear of the property, intertwined with flowers. There is a good sized flagged patio area, perfect for garden furniture and BBQ area. The remaining garden is laid to lawn with trees, shrubs and borders. A lovely space for family gatherings especially with two sets of French Doors leading from property to patio.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(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	



**SHERIDAN
BAILEY
PROPERTY**

01422 525285

hello@sheridanbaileyproperty.co.uk

HALIFAX
West Yorkshire

sheridanbaileyproperty.co.uk



SHERIDAN
BAILEY
PROPERTY