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FOR SALE  
SB  
SHERIDAN  
BAILEY  
PROPERTY  
01422 525285



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PROPERTY

18 Warton Avenue, Lindley, Huddersfield, HD3 3ZW





Located in a cul-de-sac position towards the end of the development, this property has considerable value to offer families and professional couples alike. With the added benefit of a garage conversion, this home offers flexible living accommodation with extra reception room, not standard in this style of property.

The Home is beautifully styled and immaculately maintained, and whilst still opportunity for future owners, it is ready to move into and enjoy the space that it offers

The property briefly comprises - entrance hall, living room, second reception room, large kitchen/dining, utility, downstairs WC. To the first floor, 4 double bedrooms, house bathroom.

Externally a double driveway with car charging point, well maintained front and rear gardens with patio to rear  
This property is not be missed and early viewing is strongly recommended

**Asking price £415,000**







### Entrance Hall

Contemporary styled and welcoming entrance hall with grey ceramic tiled flooring

### Living Room

Beautifully presented, modern living room with bay window to front elevation with shutters provides a homely feel to the home. Ample room for large corner sofa or two larger sofas. Carpet throughout.

### Dining Room/Play Room/ Home Office

A fully converted garage provides an invaluable extra reception room to the property and added value to any Homeowner due to the flexible living accommodation this provides. Currently utilised as a play room, but future use may include, home office, dining room, gym, sitting room. Great opportunities here! The room is well proportioned and converted to a high standard. Window with blinds to front elevation. Contemporary grey upright radiator, chrome light switches and carpeted.

### Kitchen/ Dining

The heart of this impressive family home is the large kitchen/dining room located across the back of the property with large french doors opening out onto the landscaped garden and patio. The spacious kitchen comprises a range of white hi-gloss matching wall and base units with worktops. There is ample preparation space and additional cupboard storage. Integrated appliances include an electric double oven, 4 burner gas hob with stainless steel extractor over, dishwasher, and larder fridge freezer. Black 1.5 sink and drainer with mixer tap and a further window looking out to the rear garden. Overall a room with natural light, good space and ideal for entertaining and family gatherings with space for a 6 seater dining table and chairs. Tiled flooring throughout. Door leading to Utility.





### Utility

Good sized Utility Room with back door accessing rear garden. Tiled Flooring. Plumbing for washing machine and tumble dryer. Hi gloss wall and base units matching the kitchen. Circular stainless steel sink with mixer tap over.

### Downstairs WC

Tiled flooring with contemporary tiled splashback to wash hand basin, WC and heated towel rail. Frosted window to side elevation.

### Staircase to first floor landing

### Master Bedroom Ensuite

Good sized Master Bedroom with the benefit off fitted sliding door, floor to ceiling wardrobes providing excellent storage without inhibiting the bedroom space. Window with stylish shutters to front elevation.

### Ensuite

Master ensuite comprising shower cubicle, wash hand basin with vanity mirror over, WC and heated towel rail. Frosted window with blinds to front elevation

### Bedroom 2

Good sized "L"-shaped double bedroom with storage cupboard off. Floor to ceiling contemporary fitted mirrored wardrobes. Window to front elevation.

### Bedroom 3

Double bedroom with window to rear elevation

### Bedroom 4

Double bedroom with window to rear elevation







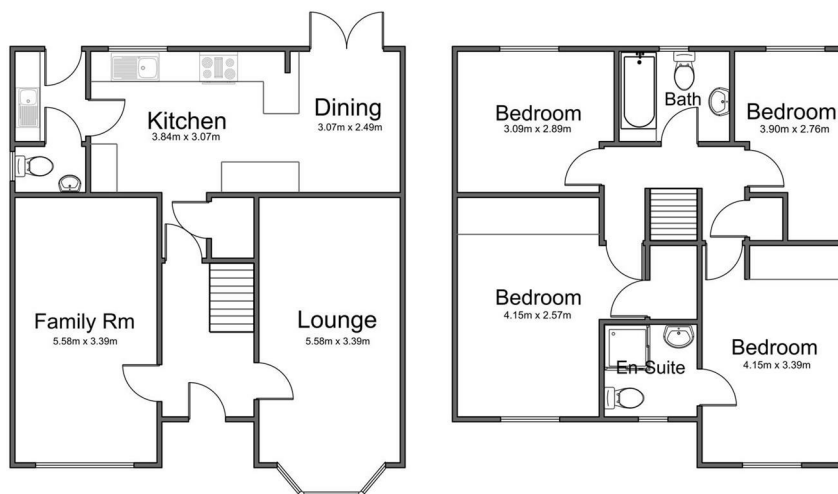
### House Bathroom


Contemporary partially tiled bathroom comprising, bath with shower over and glass shower screen, wash hand basin with vanity mirror over, WC. Large heated towel rail and frosted window to rear elevation. Spot lights to ceiling.

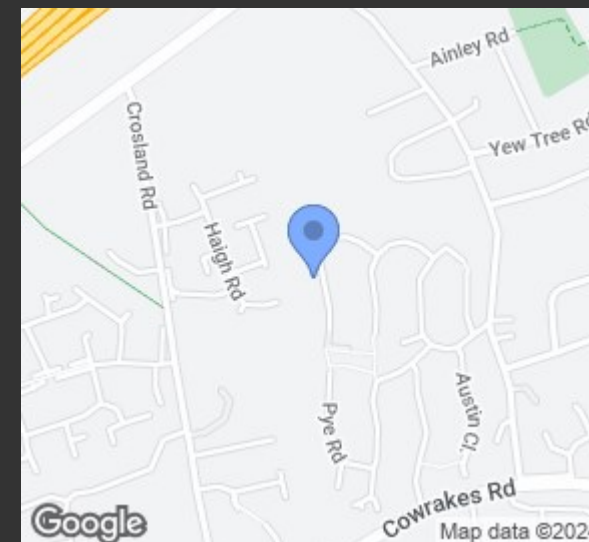
### External Areas

The property has a double driveway and the benefit of an electric car charging point. Located in a cul-de-sac position at the end of the development, the front elevation is laid to lawn with shrubs, borders and outdoor lighting, There is gated access to the rear garden via the side of the property. The rear garden is landscaped with a well sized flagged patio area with ample room for garden furniture and outdoor cooking and seating. Railway sleeper retaining wall with low level steps up to garden laid to lawn. Well maintained and low ongoing maintenance. There are two double sockets with outdoor electricity supply and large garden shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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