



24 Warton Avenue, Lindley, Huddersfield, HD3 3ZW



SHERIDAN  
BAILEY  
PROPERTY





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 offered at a tremendous price!

The Home is beautifully styled and immaculately maintained, The property briefly comprises - entrance hall, living room, kitchen/dining, downstairs WC. To the first floor, 3 double bedrooms, including one ensuite and a house bathroom.

Externally an integral garage and driveway plus well maintained front and rear gardens. Large decking area with wooden pergola to the rear

This property is not be missed and early viewing is strongly recommended

**Asking price £325,000**





### Entrance Hall

Welcoming and good sized entrance hall with dark grey hi-gloss floor tiles

### Living Room

Good sized family living room with feature bay window with shutters to front elevation. Plenty of space for 2 doubles and living room furniture. Store room off

### Kitchen / Dining

Contemporary Kitchen with a range of matching coffee/beige hi gloss wall and base units with worktops. Integrated appliances include dishwasher, larger fridge/freezer, eye level double electric oven, 4 ring electric hob with stainless steel extractor over. Black 1.5 sink and drainer Room for a breakfast bar area or dining table and 4 chairs. French doors with shutters lead outside of decking area and garden, perfect for entertaining. Door off to integral garage.

### Downstairs WC

White suite comprising WC and small vanity sink with white floor tiles and frosted window to side elevation

### Staircase to first floor landing

### Master Bedroom Ensuite

Master bedroom is filled with natural light from triple windows to front elevation. Large floor to ceiling mirrored fitted wardrobes to one wall. Plenty of space for bedroom furniture

### Ensuite

Contemporary partially tiled ensuite with WC, mounted wash hand basin with vanity store under, single shower cubicle and white tiled flooring, Frosted window to side elevation

### Bedroom 2

Good sized double bedroom with floor to ceiling triple mirrored fitted wardrobes. Window to rear garden views





### Bedroom 3

Double bedroom with window to rear elevation

### Bathroom

Partially tiled family bathroom comprising - bath with shower over and glass curtain screen, WC, wash hand basin with vanity unit under, forsted window and tiled flooring

### External Areas

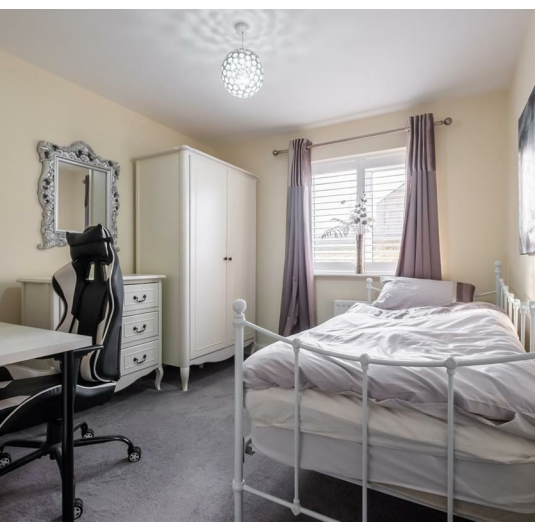
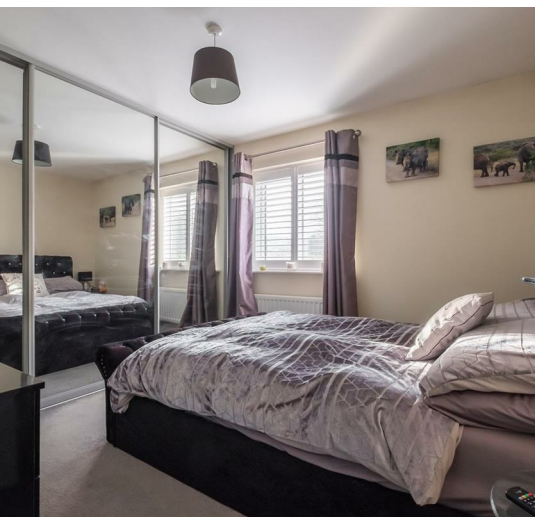
The property is located in a quiet cul-de-sac position, and benefits from driveway and integral garage. The front gardens are laid to lawn with low level borders. There is gated side access to the rear gardens and twin power sockets. To the rear of the property is a large decking area, perfect for BBQ's, and garden furniture. Landscaped garden with shrubs and borders and laid to lawn. Outside tap, space for shed to side of property and further twin power sockets.

### Notes

Annual Ground rent and service charge for upkeep of communal areas is payable

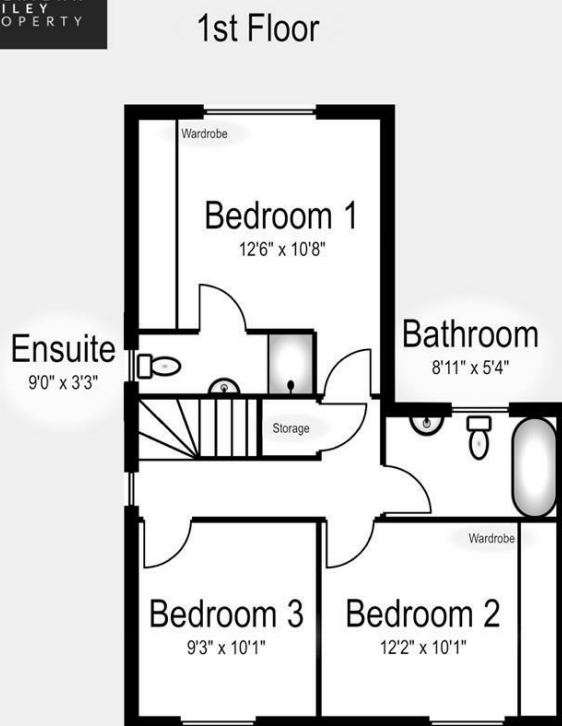
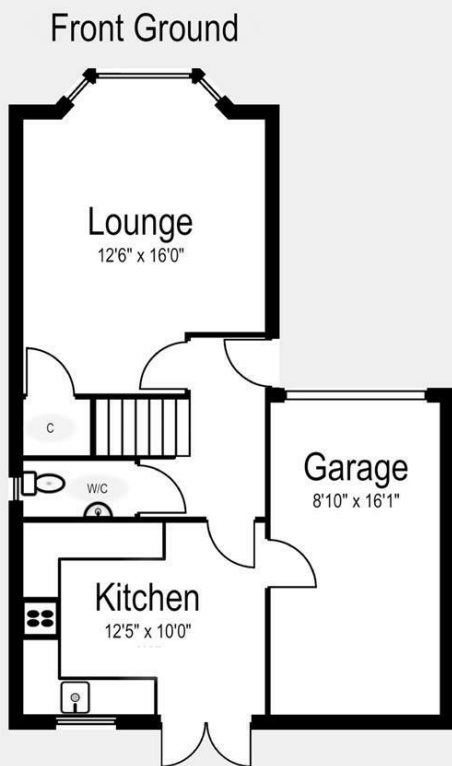








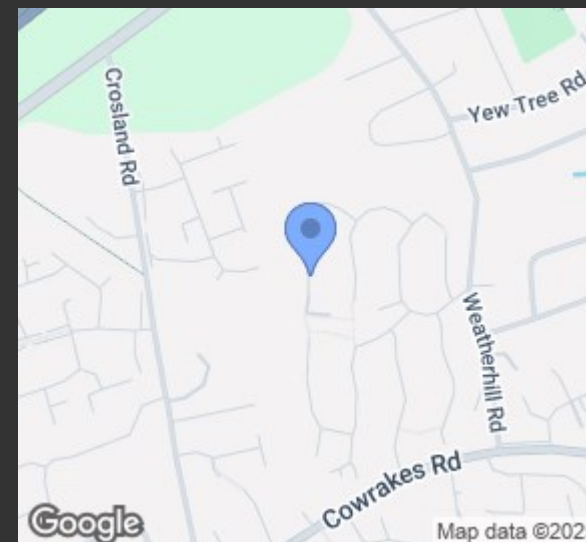




HD3 3ZW  
Internal - 1054ft<sup>2</sup>

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		93
(81-91) B	82	
(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



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