



12 Pye Road, Huddersfield, HD3 3ZX



SHERIDAN  
BAILEY  
PROPERTY



This stunningly stylish 4 bed detached home is located in a cul de sac position on a popular residential development in Lindley and early viewing is essential!  
The home has been packed with additional features, including the feature fireplace and media wall in the Living Room  
The property also benefits from digital NEST thermostats offering remote control of the home's heating.

The property briefly comprises, entrance hall, living room, fantastic kitchen/dining space with French doors out to patio and garden, a utility and downstairs WC. On the first floor there are 4 well proportioned double bedrooms (including master ensuite) and a house bathroom. The loft space is substantially boarded out for additional storage.

Externally the property benefits from a single garage, double driveway, and bin store. Side access leads to rear enclosed gardens with lawn and 2 seating areas, perfect for Spring and Summer evenings

**Offers over £400,000**





### Entrance Hall

Front door leads into welcoming entrance hall which immediately sets the tone for the rest of this home. White hi gloss floor tiles, staircase off to first floor landing. Door off to integral garage

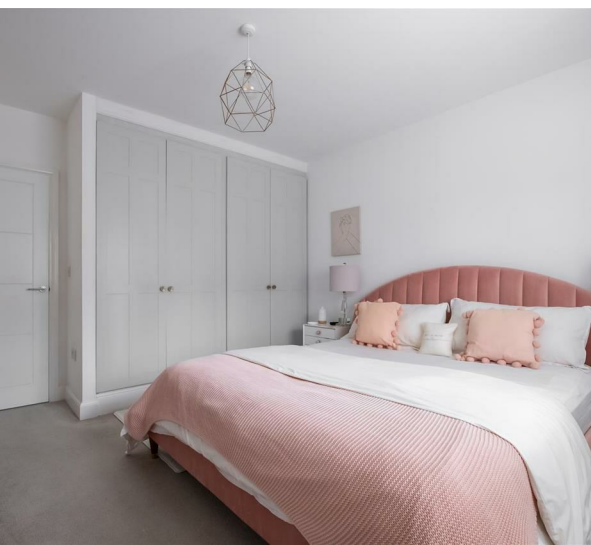
### Living Room

Stunning contemporary styled Living Room with feature fireplace with an amazing, realistic flame effect, mood lighting, and easy-to-use multi-function LCD remote control with an in-built thermostat. The flame effect which can be adjusted for intensity/brightness can be enjoyed together with the mood lighting or used by itself. The bay window permits natural light into the room and benefits from bespoke fitted window seat /cabinets, ideal for storage. Perfect space for wall mounted TV with wooden plinth under, concealing a pull out drawer and more storage. All space has been utilised in this room to its capacity.

### Kitchen/Dining

A beautifully designed, light and airy Kitchen / Dining space. White hi gloss floor tiles from hallway flow into the Kitchen / Dining space to the rear of the property. The kitchen has a range of matching white wall and base units with work tops over. Integrated appliances include Dishwasher, larder style fridge / freezer, 4 hob induction with glass splashback and stainless steel extractor over. eye level electric double oven. There is a breakfast space for 2 people. White 1.5 sink and drainer with mixer tap over and ample storage. Window to rear garden views

The Dining area is suitable for a 6 seater dining table and chairs with French doors leading out the patio and landscaped garden.



### Utility

Door from Kitchen leads to good sized Utility space with plumbing for washing machine and dryer. Circular stainless steel sink and wall units and work tops over. Rear access to garden

### Downstairs WC

Useful downstairs WC with low level flush and vanity wash handbasin, frosted window to side elevation.

### Staircase to first floor landing

### Master Bedroom Ensuite

The Master Bedroom Ensuite in this home is a peaceful haven. A generous double bedroom with 2 floor to ceiling fitted double wardrobes. Window to front elevation

The Ensuite comprises, tiled flooring, single shower cubicle, low level WC, wash handbasin with vanity store under and frosted window to front elevation.

### Bedroom 2

Good sized double bedroom with fitted wardrobes and over stair storage cupboard. Window to front elevation.

### Bedroom 3

Good sized double bedroom with window to rear with garden views.

### Bedroom 4 / Home Office

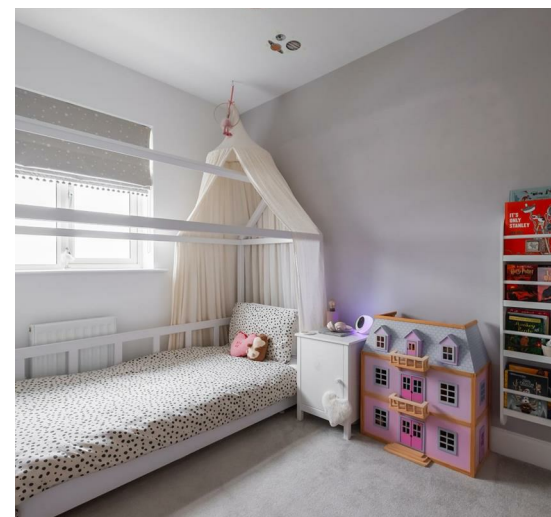
Good sized double bedroom with window to rear with garden views. Currently used as a Home Office

### Bathroom

Partially tiled bathroom comprising, bath with shower over and glass shower screen, low level WC, wash handbasin, chrome heated towel rail and large inset mirror. Frosted window to rear elevation.

### External Areas







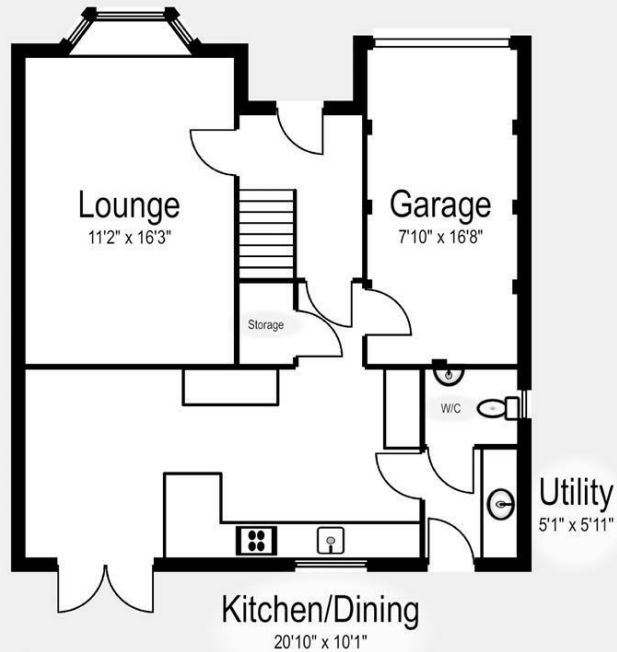
The property is located in a cul-de-sac position and benefits from a single integral garage and a double tarmac driveway, and bin store. The front garden is laid to lawn with low level borders. There is gated side access to the rear of the property.

The rear of the property benefits from 2 seating areas with ample space for outdoor dining and casual seating as well as room for BBQ, with outdoor lighting. The remaining garden is laid to lawn

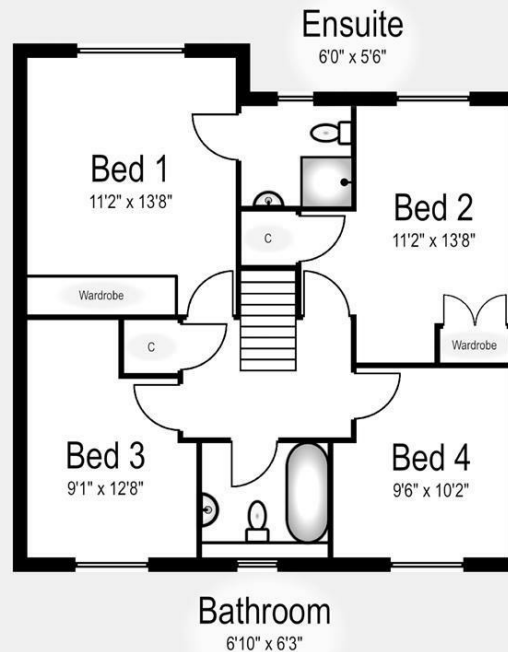




## Front Ground



## 1st Floor



**HD3 3ZX**  
Internal - 1310ft<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) <b>A</b>		92
(81-91) <b>B</b>	82	
(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		
England & Wales		EU Directive 2002/91/EC



SHERIDAN  
BAILEY  
PROPERTY

**01422 525285**

hello@sheridanbaileyproperty.co.uk

HALIFAX  
West Yorkshire

sheridanbaileyproperty.co.uk



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BAILEY  
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