



26 Dryden Way, Lindley, Huddersfield, HD3 3ZH



SHERIDAN
BAILEY
PROPERTY



Contemporary 5 bed detached property is situated on a larger plot in a cul-de sac position on this popular Lindley development

The home offers space in abundance, offering flexible accommodation for the new owners and their changing family needs. A property for enjoying family living as well as a fabulous entertaining space.

The property briefly comprises, entrance hall, spacious living room, second reception room (maybe a dining room, study/home office, playroom, sitting room) downstairs WC, large and sociable kitchen/dining room across the rear of the property, with double French doors out onto decked patio and garden. On the first floor there is a large Master Ensuite, two further double bedrooms and House Bathroom. On the second floor are two large double bedrooms with their own dedicated bathroom. Externally the property is beautifully landscaped to the front with double driveway and double garage & EV Charger. To the rear, low maintenance enclosed garden with patio perfect for summer evenings.

Asking price £469,950





Entrance Hall

Front door leading to welcoming entrance hall with wood effect laminated flooring and staircase to first floor galleried landing. Useful understairs store.

Living Room

Beautiful light and airy family living room. Feature bay window and marble effect tiled flooring. A great space for the family and ample room for sofas and living room furniture.

Study / Playroom / Sitting Room

The second reception room to this home offers the new owners the bonus of flexible accommodation options. Currently used as a Study/Home office, this room makes a convivial workspace with room for desk/workstation as well as sofa/sitting space. Lovely bay window to front elevation. If a Study is not required then the room would be a perfect second sitting room, formal dining room or playroom.

Kitchen / Dining

Generously sized Kitchen/ Dining, another great space for daily family living and entertaining alike. The Kitchen comprises a range of matching wall and base units with worktops over. Integrated appliances include, dishwasher, eye level single electric oven. 5 burner gas hob with stainless steel extractor over. There is a space for an American style fridge/freezer, plumbing for washing machine. Double stainless steel sink with drainer and mixer tap over. Tiled splashbacks. Ample work preparation space and breakfast bar seating for two. Window to rear garden views.

The Kitchen flows into a well designed dining area benefiting from an abundance of natural light thanks to twin French doors which open up onto a decked patio area and enclosed rear garden. Here there is space for dining table and chairs plus additional furniture as required.



Downstairs WC

Useful downstairs WC comprising tiled flooring, partially tiled walls with low level WC, corner vanity wash handbasin and extractor.

Staircase to first floor landing

Master Bedroom Ensuite

Generously sized Master Bedroom with window to front elevation and the benefit of large floor to ceiling double wardrobes.

Ensuite is partially tiled and comprises, double walk in shower, low level WC, wash handbasin mounted on vanity unit, frosted window to rear elevation

Bedroom 2

Double bedroom with window to rear garden views and feature panelled wall.

Bedroom 3

Double bedroom with double wardrobes and window to front elevation.

House Bathroom

The bathroom comprises a modern white suite with low flush WC and a pedestal hand basin and panelled bath with matching Hansgrohe monobloc mixer tap. There is a tiled shower cubicle with glass sliding doors, home to a mains fed shower. The walls are predominantly tiled. Frosted window to rear elevation

Staircase to 2nd floor landing with skylight

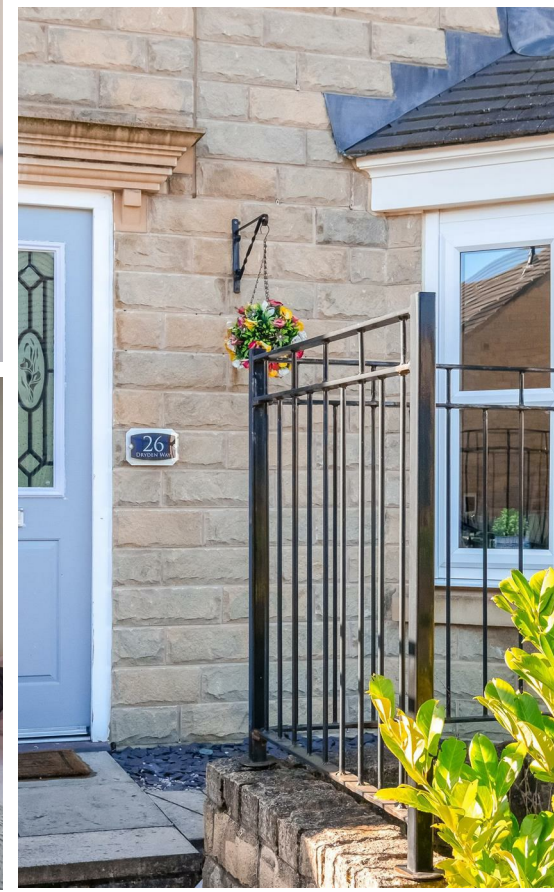
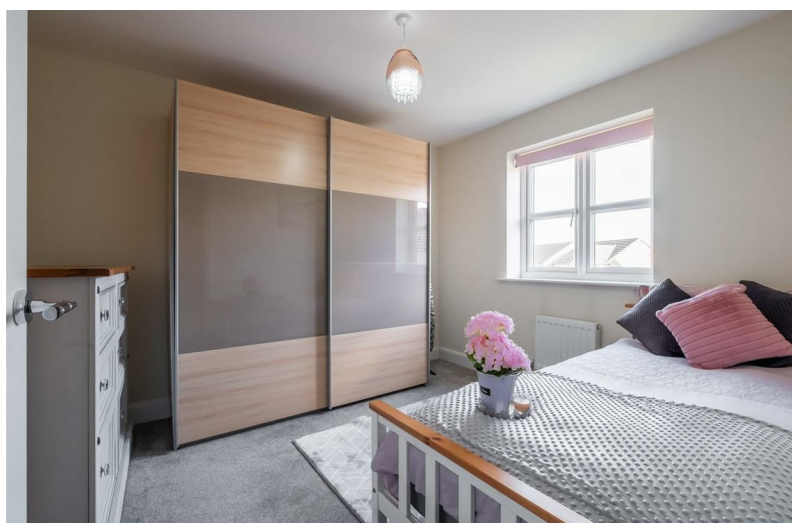
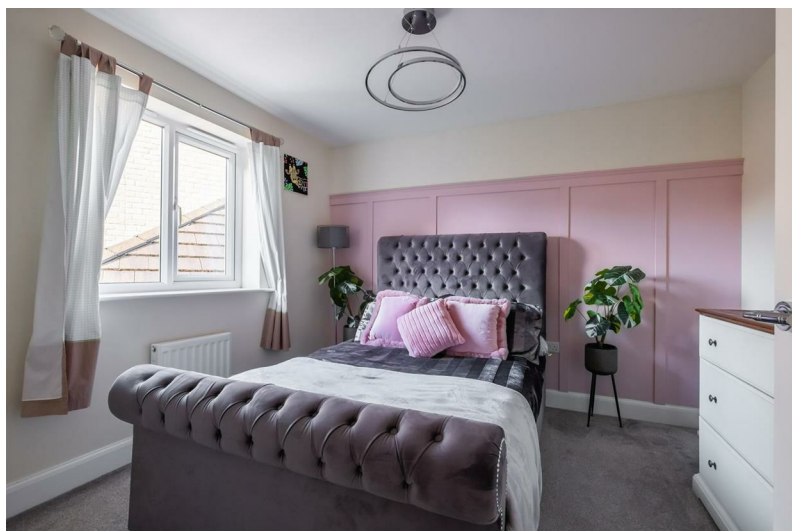
Bedroom 4

Double bedroom with window into eaves

Bedroom 5

Double bedroom with window into eaves

External Areas





The property is situated on a prominent plot. The front of the property is accessed via low level steps with wrought iron rail and railings. It is beautifully landscaped with decorative gravel to one side and lawn, low level shrubs and borders to the other. The property benefits from a double garage and double driveway plus EV charger. Flagged pathway from driveway leads to the front of the property or gated access to rear. The detached double garage has up and over doors, power and lighting with a rear access door leading to rear garden. The rear garden has a good sized decked patio area with plenty of space for garden furniture and BBQ. Garden is predominately laid to lawn with gravel borders.

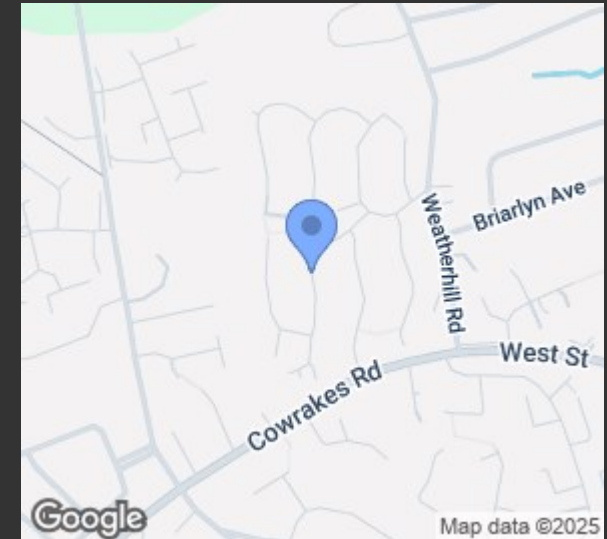




HD3 3ZH
Internal - 1990ft²

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	85	
(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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