



Wadsworth Fold | Lindley | Huddersfield | HD3 3NB

Asking price £450,000



SHERIDAN
BAILEY
PROPERTY

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5 bed, 3 storey, double fronted home at a brand new price!! This property presents amazing value, located on a popular development in Lindley. The property comprises an entrance hallway, living room sitting/dining room, large open plan dining kitchen with integrated appliances, utility and downstairs WC. On the first floor are three bedrooms, the master bedroom with a dressing area and en-suite, and the house bathroom. On the top floor are two double bedrooms and a shower room. The property has gas-fired central heating and uPVC double glazing. Externally, there is parking on private driveway for 2 cars plus a garage. The rear garden has decked and flagged patios, laid to lawn and is west facing.

- 5 beds, 2 receptions and 3 bathrooms
- Fabulous Kitchen / Dining space
- Garage and driveway
- Well proportioned property throughout
- Large rear garden and patio areas
- Excellently priced to sell

Entrance Hall

Front door opens up into a welcoming hallway with staircase off to first floor landing, with useful store under. Dark oak style laminate flooring

Living Room

10'1 x 17'0 (3.07m x 5.18m)

Light and spacious family living room, with feature bay window to front elevation. Ample space of double sofas and living room furniture

Sitting Room/Dining Room/Home Office

9'0 x 13'7 (2.74m x 4.14m)

Great second reception room providing future owners with flexible accommodation options. Currently utilised as a Sitting Room / Office space, this space can equally be a dedicated Home Office, Dining Room or Playroom. Lots of options and the choice is yours! Bay window to front garden.





Kitchen / Dining

15'9 x 13'5 (4.80m x 4.09m)

An ideal space across the rear of the property for daily family living and entertaining alike, with French Doors leading to outside patio and garden.

The Kitchen comprises a range of wall and base units with working tops over, Integrated appliances include a five-ring gas hob with a stainless steel splash-back and an extractor over, double oven, fridge, freezer and dishwasher. The Kitchen benefits from an island with more storage and a breakfast bar. There is down-lighting and a uPVC window. The dining area has French doors leading decked patio and two Velux windows, making this a particularly light space. Archway leads to Utility

Utility

7'0 x 5'4 (2.13m x 1.63m)

The Utility comprises, matching units to those in the kitchen and plumbing for washing machine. External door to rear garden.

Downstairs WC

Door off Utility leads to downstairs WC with vanity wash handbasin. Partially tiled.

Staircase to 1st floor landing

Master Bedroom / Dressing Room & Ensuite

10'2 x 12'9 walk in wardrobe 4'10 x 7'10 (3.10m x 3.89m walk in wardrobe 1.47m x 2.39m)

Good size double bedroom with window to front elevation. Archway leads to a dressing room/walk-in wardrobe with built-in double wardrobes, and door off to ensuite.

The Ensuite is partially tiled and comprises double shower cubicle with shower, pedestal wash hand basin and a low-level WC. Frosted window to rear elevation.

Bedroom 4

9'2 x 10'6 (2.79m x 3.20m)

Good size double bedroom with window to front elevation

Bedroom 5

6'9 x 10'1 (2.06m x 3.07m)

Double bedroom if required or a great Home Office space. Window to rear elevation.

House Bathroom

Bathroom partially tiled and comprising, panelled bath, separate shower cubicle with wall-mounted shower fitting, a wash hand basin and low-level WC. Frosted window.

Staircase to 2nd floor landing

Bedroom 2

Generously sized double bedroom with window to the front elevation and a rear Velux style window with a blackout blind. A lovely tranquil bedroom at the top of the house. Loft access

Bedroom 3

9'10 x 11'1 (3.00m x 3.38m)

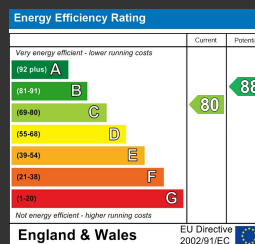
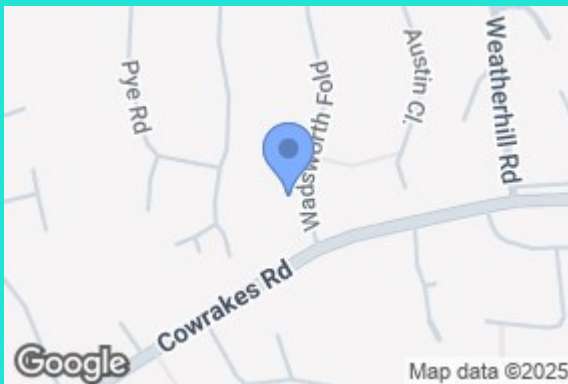
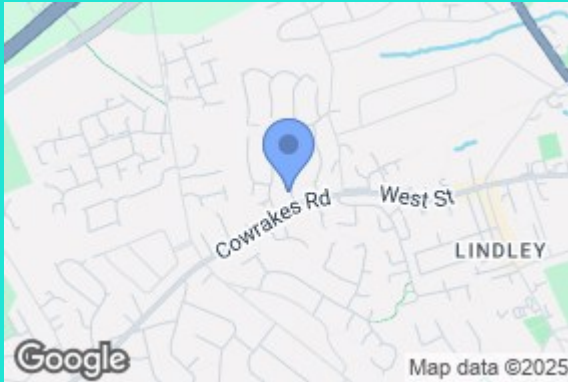
Double bedroom at the top of the house, Window to front elevation

Shower Room

Top floor Shower Room dedicated Bedrooms 2 & 3 with shower cubicle with a wall-mounted shower, pedestal wash hand basin and a low-level WC. Velux style window with a blackout blind.

Outside Space

To the front of the property are lawns with a central flagged path leading to entrance. The driveway provides parking for two vehicles and garage with up and over door with lighting. The rear garden is spacious with decked patio area, perfect for BBQ's and garden furniture, whilst remaining garden is laid to lawn. The garden is enclosed by fencing and gabion basket wall. There is also a stone flagged patio, external lighting, power and outside tap.



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