



Austin Close, Lindley, Huddersfield HD3 3ZT

welcome to

Austin Close, Lindley Huddersfield

When location is everything> Located in Lindley, four double bedrooms and master en-suite. With spacious kitchen/diner & additional utility room. Spacious lounge & ground floor WC with INTEGRAL GARAGE & spacious enclosed rear garden with shed storage. MOVE IN READY.



Ground Floor

Lounge

11' 5" x 16' 3" (3.48m x 4.95m)

Spacious carpeted family lounge with window bay to the front. Having central ceiling light alongside sconce wall lights.

Kitchen/diner

20' 7" x 15' 1" (6.27m x 4.60m)

Fabulous sized kitchen/diner with wood effect cabinets and granite effect tops. Having breakfast bar seating with a range of integrated appliances. Including electric oven and grill, electric hob and extractor. Integrated fridge freezer, stainless steel sink, drainer, and space and plumbing for a dishwasher next to the sink. Having spotlight lighting and patio door access out to the garden from the dining area. Flooring is split with vinyl in the kitchen area and carpet in the dining room section. Additional storage cupboards at entry to room.

Utility Room

5' 9" x 5' (1.75m x 1.52m)

Utility room with matching cabinets and worktops to the kitchen. Plumbing for washing and drying machines with housing for the boiler also in this room. Giving access to ground floor cloakroom alongside door to rear garden

Cloakroom

Ground floor cloakroom with low flush WC and sink.

Garage

Integral garage with door leading into kitchen. Having up and over doors.

First Floor

Bedroom One

13' 6" x 11' 1" (4.11m x 3.38m)

Great sized principal bedroom with fitted wardrobe storage and carpeted flooring having upvc windows to the front of the home alongside en-suite facilities

En Suite

Half tiled shower room with walk in shower, low flush WC and hand wash basin.

Bedroom Two

11' 2" x 13' 6" (3.40m x 4.11m)

Good sized double bedroom with carpeted flooring and storage built into bulkhead.

Bedroom Three

10' 1" x 9' 5" (3.07m x 2.87m)

Double bedroom with grey carpet and UPVC windows to the rear

Bedroom Four

12' 7" x 9' (3.84m x 2.74m)

Double bedroom with carpeted flooring and UPVC windows overlooking garden

Family Bathroom

Having shower over bath alongside low flush WC and sink. Being half tiled in modern grey tiles with vinyl flooring.

External

Driveway parking for multiple cars to the front. Great sized rear garden with patio and lawn sections surrounded by planting beds and trees offering variety. Having 2 x shed storage. A private space ideal for families and sitting out.



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welcome to

Austin Close, Lindley Huddersfield

- Reduced For A Quick Sale
- Situated In The Sought After Area Of Lindley
- Fabulous Executive Family Property Being Presented To A Modern Standard Throughout
- Four Double Bedrooms - Master Of Which Has An Ensuite
- Integral Garage, Utility Room and Downstairs WC

Tenure: Freehold EPC Rating: B

offers over

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF115017 - 0007

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