



Farriers Way, Lindley, Huddersfield HD3 3GG

welcome to

Farriers Way, Lindley Huddersfield

****Guide Price £290,000 - £300,000** FAMILY HOME IN LINDLEY!!! Having spacious dining kitchen, patio doors from lounge straight into great sized sunny garden. Three double bedrooms with fitted storage and master bedroom with dressing area and en-suite!!!**



Ground Floor Entrance

Front door leading to a carpeted hallway with central heating radiator, ceiling downlights and stairs leading to the first floor.

Kitchen Diner

17' 1" x 10' 5" (5.21m x 3.17m)

Modern entertaining kitchen diner fitted with a range of high quality white gloss base and wall units plus granite work surfaces and under cabinet lighting. Integrated electric double oven and induction hob with extractor over plus fridge freezer. One and a half bowl sink unit with mixer tap. Having laminate flooring, ceiling down lights, under stair storage and central heating radiator. Double glazed window overlooks the front.

Cloakroom

Comprising low flush WC, corner sink unit with mixer tap, central heating radiator and laminate flooring.

Lounge

13' 10" x 12' 2" (4.22m x 3.71m)

Spacious and cosy lounge area with carpeted flooring and warmed by a central heating radiator. Double glazed patio doors open to the rear lawned garden.

First Floor Landing

With carpeted flooring, two double glazed windows one to the side and one to the front plus stairs leading to second floor.

Bedroom Two

11' 4" x 11' 9" (3.45m x 3.58m)

Spacious double bedroom with full length fitted wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bedroom Three

7' x 10' 7" (2.13m x 3.23m)

Good sized bedroom with fitted wardrobe, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front plus field views.

Bathroom

7' x 6' 1" (2.13m x 1.85m)

Modern bathroom suite being fully tiled comprising bath with water fall shower plus normal shower and glass shower screen. Low flush WC and wash hand basin with mixer tap. With ceiling downlights and a central heating radiator.

Open Office Space On Landing

6' 5" x 4' 10" (1.96m x 1.47m)

Top Floor - Master Bedroom

17' 11" x 10' 2" (5.46m x 3.10m)

Superbly spacious double master bedroom, decorated to a modern standard with full length fitted wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Ensuite

Double walk-in shower cubicle, low flush WC and wash hand basin. Being mostly tiled with extractor, ceiling downlights and a Velux double glazed window.

External

The rear of the property has a good sized enclosed lawned garden with patio seating area. Whilst to the front is a tarmac driveway with planting beds and side access.



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welcome to

Farriers Way, Lindley Huddersfield

- Master Bedroom With Dressing Area and Ensuite Plus Two Further Double Bedrooms
- Quick To Motorways and Transport Links
- Semi-Rural Village Location
- Ideal Family Friendly Cul-de-sac
- No Overlooking Houses To The Front!

Tenure: Freehold EPC Rating: B

guide price

£290,000 - £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF115642 - 0006

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