



Haigh Road, Lindley, HUDDERSFIELD HD3 2AE

welcome to

Haigh Road, Lindley, HUDDERSFIELD

A newly-built family home in highly sought-after Lindley with off-road parking, a dining-kitchen, an en-suite master bedroom and an enclosed rear garden, ideal for those looking to settle in a peaceful yet convenient location close to the M62 networks, highly regarded schools and local amenities.



Lounge

14' 8" x 11' 11" (4.47m x 3.63m)

Fantastically spacious lounge which is modern and well presented. Fitted with carpeted flooring, and a double glazed window and external door to the front. Warmed by a central heating radiator.

Kitchen

11' 10" max x 12' 10" (3.61m max x 3.91m)

Modern and spacious kitchen with tiled flooring. Warmed by a central heating radiator. Fitted with a range of base and wall units with laminate worktops. Plus an integrated electric oven and gas hob with extractor fan, plus an integrated fridge/freezer. Plus space for washing machine. With a double glazed window and french door to the rear, making the space perfect for families.

First Floor

First floor landing with carpeted flooring, warmed by a central heating radiator.

Bedroom One

10' 5" x 11' 10" (3.17m x 3.61m)

Good sized bedroom with carpeted flooring. Warmed by a central heating radiator, with lots of natural light from two double glazed windows to the front.

Bedroom Two

11' 10" x 8' 10" (3.61m x 2.69m)

Another spacious double bedroom with a double glazed window to the rear. Warmed by a central heating radiator, with carpeted flooring.

Bathroom

Good sized bathroom with laminate flooring. Immaculately presented, fitted with a bath with shower over, low flush WC and wash hand basin. With a double glazed window to the side. Warmed by a central heating radiator.

Second Floor

Second floor landing is carpeted, with access to an integrated cupboard.

Bedroom Three

8' 5" x 16' 9" (2.57m x 5.11m)

Modern and spacious master bedroom with an en suite. Fitted with carpeted flooring, warmed by a central heating radiator. With a double glazed window to the front, plus access to the loft via loft hatch.

En Suite

Modern en suite with laminate flooring. Fitted with a walk in shower cubicle, low flush WC and wash hand basin. Lots of natural light from a skylight, warmed by a central heating radiator.

External

Well kept enclosed rear garden, with a patio area tiled with indian stone and a lawn. Plus a driveway to the front of the property.



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welcome to

Haigh Road, Lindley, HUDDERSFIELD

- **GUIDE PRICE £260K-£270K**
- Newly built home
- Off-road parking for 2 cars
- Immaculate throughout
- Enclosed rear garden
- En-suite master bedroom
- Highly sought-after location

Tenure: Freehold EPC Rating: B

guide price

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117498 - 0004

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