

**Pavilion View, Lindley, Huddersfield, West Yorkshire, HD3 3WU**

**Offers Over £500,000**

**Council Tax Band: F**



GUIDE PRICE £525,000 - £550,000 - Open House Estate Agents are proud to present this Energy Efficient Stonebuilt Executive 4 Bedroom Detached Home in Lindley.

This Property has a Large Corner Plot in a concealed Cul De Sac Location, with 2 Ensuites with Double Showers in 2 Bedrooms, Contemporary Decor throughout - and Ample Parking space for additional vehicles along with open views to the front of the property.

There is also Planning Permission granted for a rear Extension to this property, should you wish to add more living space.

This property would suit those who wish to have the privacy of a Cul de sac Corner Plot Location with the ability to easily access the M62 Network for Leeds/Manchester/Nationwide Travel.

The property features 2 Ensuite Bedrooms which are perfect for anyone who has a growing family, with ample parking available with the Double Garage, Driveway and further parking to the front.

This home comes with a super efficient B rating for Energy Efficiency.


Call us now to arrange your viewing - our lines are open 24 hours a day, 7 days a week to take your call!

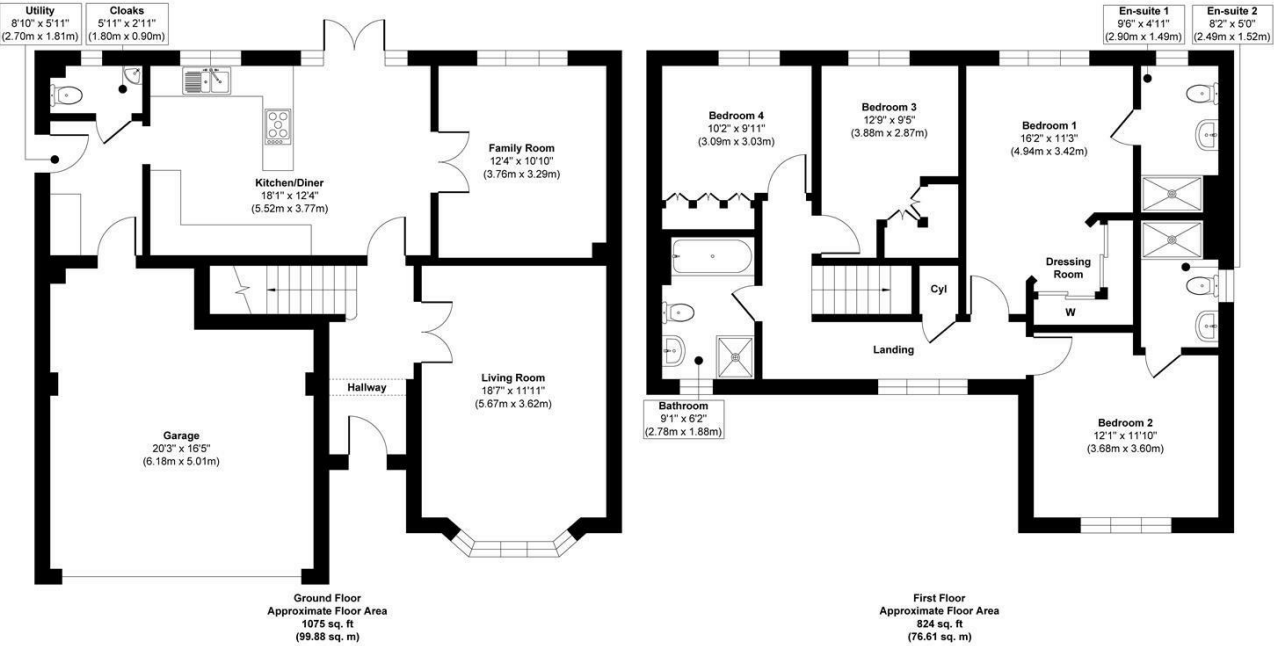
EPC Rating B  
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Open House Huddersfield



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>84</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Approx. Gross Internal Floor Area 1899 sq. ft / 176.49 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property