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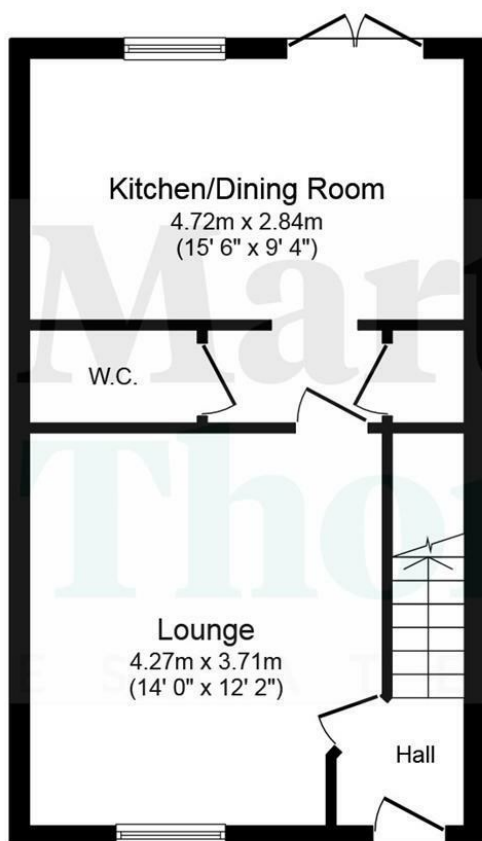
Anvil Court, Lindley Huddersfield,

Offers over £250,000

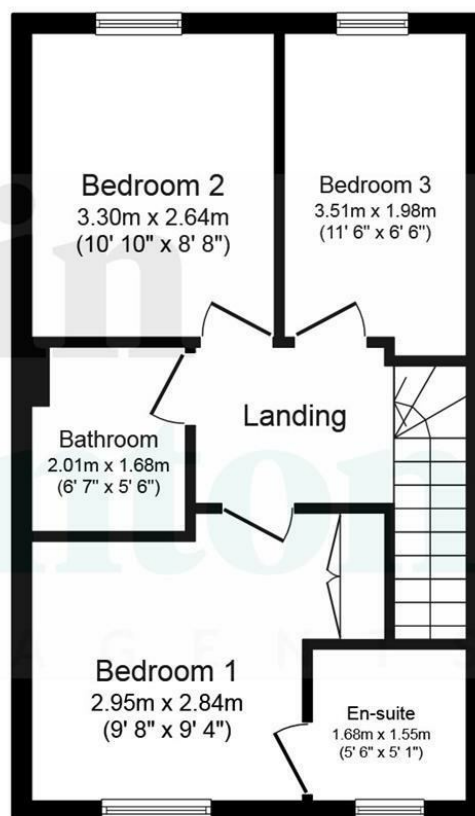
This three-bedroom semi-detached home offers ideal family accommodation in this popular location, ideal for local amenities, motorway access and schooling. Presented to a high standard with contemporary décor throughout, the property has a gas-fired central heating system and uPVC double glazing. The accommodation comprises an entrance lobby, living room, downstairs WC, and dining kitchen with integrated appliances and access to the garden. On the first floor, the master bedroom has an en suite shower room, there is the house bathroom and two further bedrooms. Externally, the driveway provides parking and the enclosed garden has a lawned area and paved patio.

**Anvil Court, Lindley
Huddersfield,**

Floorplan



Ground Floor



First Floor

Total floor area 78.7 m² (847 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Anvil Court, Lindley Huddersfield,

Details



Entrance Lobby

An external composite door with opaque glazed panels gives access to the entrance lobby, which has a staircase rising to the first floor accommodation. This is a useful shoe and coat storage area and an internal door leads to the living room.

Living Room



This good sized reception room is positioned at the front of the property and has a uPVC window. There is provision for a wall-mounted TV along with a radiator and an internal door leading to an inner lobby area.

Inner Lobby

This has a good sized under stairs storage cupboard and access to the downstairs WC

Downstairs WC



This room has a white two-piece comprising a pedestal wash basin with tiled splash-back and a low-level WC. There is an extractor fan, a light and a radiator.

Dining Kitchen



Positioned at the rear of the property, the room can accommodate a large dining suite. There are contemporary wall and base cupboards with under-unit lighting, roll-edge working surfaces with matching up-stands and a one-and-a-half bowl stainless steel sink unit. Integrated appliances include a double oven with grill, four-ring gas hob with stainless steel splashback and canopy style filter hood with lighting, fridge, freezer, dishwasher and washing machine. Concealed within this room is the boiler for the central heating system. The dining area has uPVC French doors giving access to the garden, there are two ceiling light points and a radiator.

Anvil Court, Lindley Huddersfield,

Details



First Floor Landing



From the entrance lobby, the staircase rises to the first floor landing where there is access to loft space and a radiator.

Bedroom One



This double bedroom is positioned at the front of the property and has contemporary décor and grey carpeting (as do the other bedrooms). There are built-in wardrobes along with a uPVC window, provision for a wall-mounted TV and a radiator.

En Suite Shower Room



This has a shower cubicle with an Aqualisa shower, a wall-mounted hand basin and a low-level WC. Within the shower cubicle is full height tiling with half height tiling to the remaining walls. There is an extractor fan, an obscure uPVC window and a radiator.

Bedroom Two



This double bedroom is positioned at the rear of the property and has a uPVC window and a radiator.

Anvil Court, Lindley Huddersfield,

Details



Bedroom Three



This good sized single bedroom has a uPVC window, space for fitted or freestanding furniture, provision for a wall-mounted TV and a radiator.

House Bathroom



The room has a white three-piece suite comprising a panelled bath, wall-mounted hand basin and low-level WC. There is half height tiling to the walls, an extractor fan and an upright chrome ladder-style radiator.

External Details



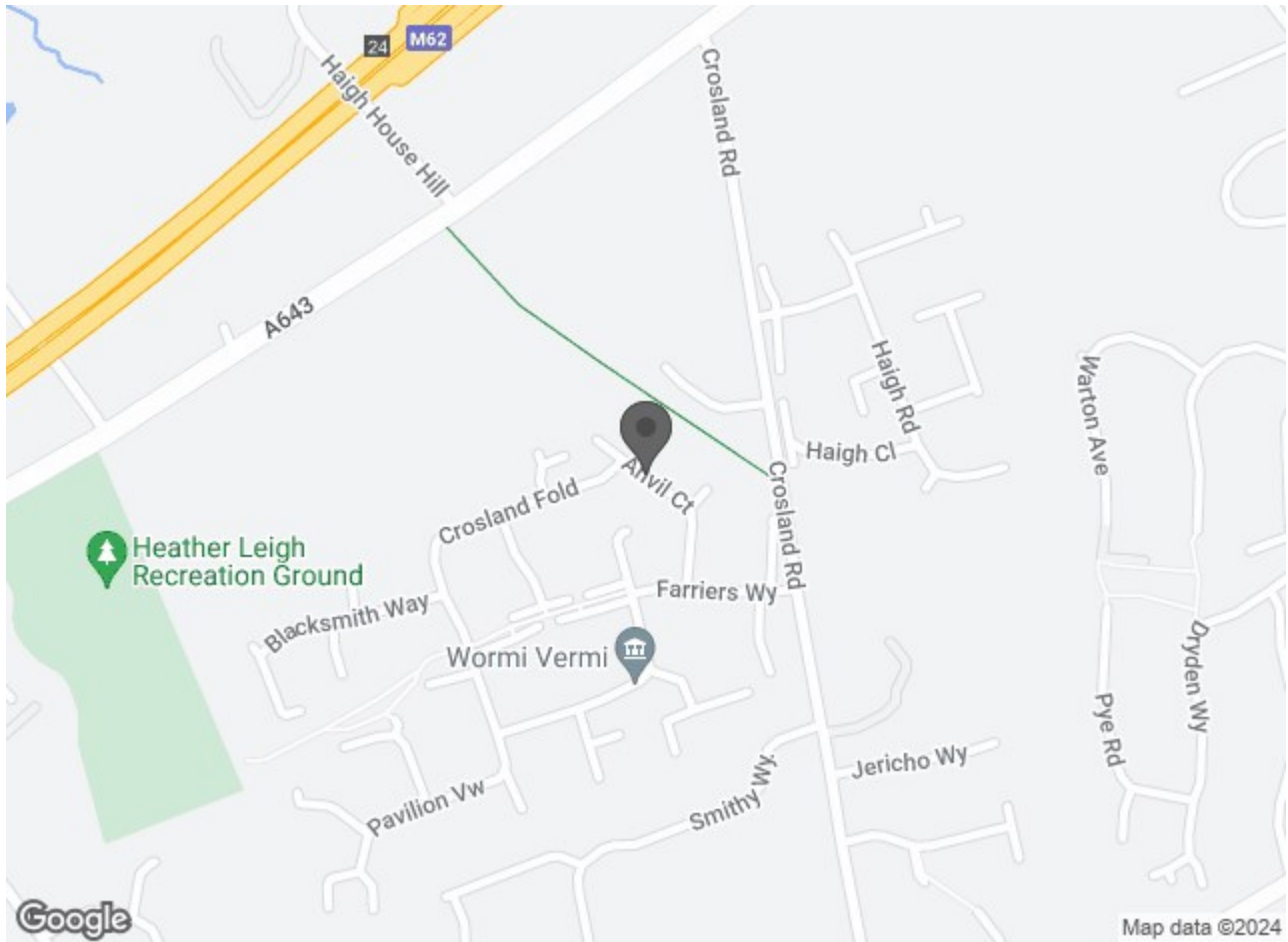
At the front of the property is a level lawned garden and to the right hand side is a driveway providing parking for two vehicles. At the end of the driveway, a timber gate gives access to the garden. The garden is enclosed by perimeter timber fencing, has a paved patio area and an adjoining good sized lawn. There is external water and power.

Tenure

The vendor has informed us that the property is Freehold.

Anvil Court, Lindley Huddersfield,

Directions



Anvil Court, Lindley Huddersfield,

DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**