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Keswick Avenue, Lindley Huddersfield, Yorkshire

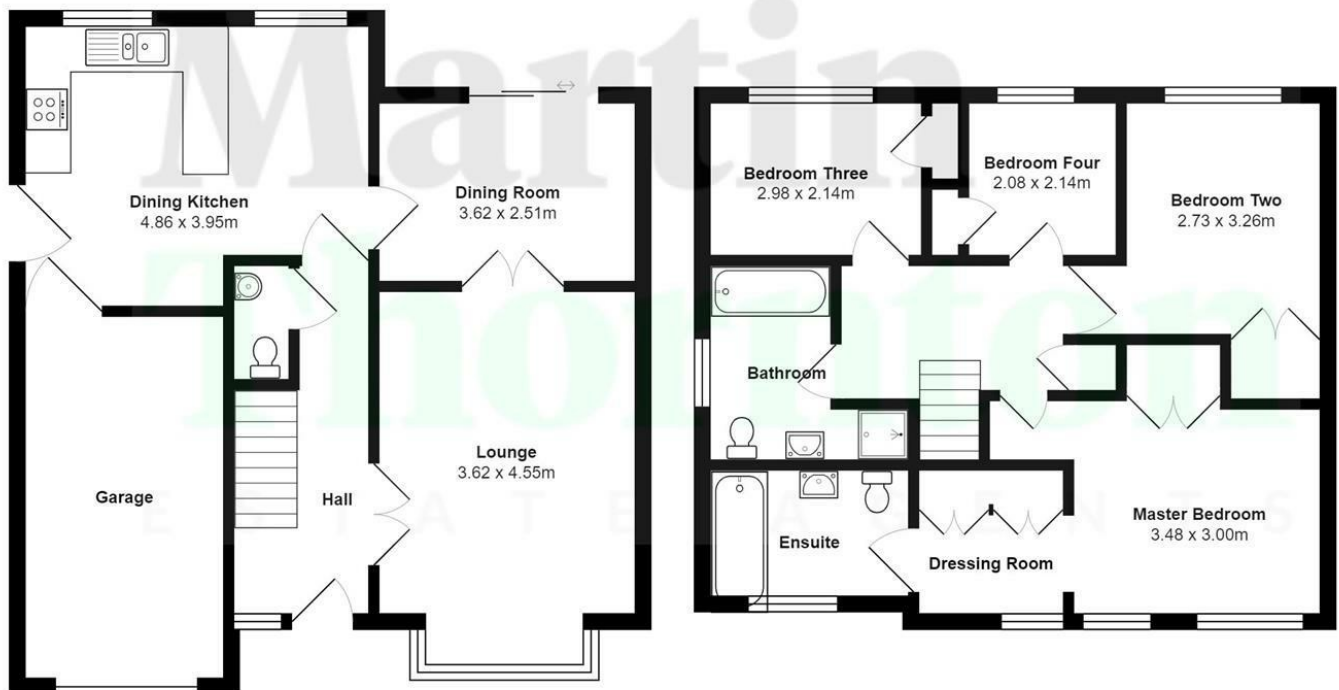
Offers in the region of
£385,000

Located in a well regarded area with easy access to local amenities and well regarded schooling, this four bedroomed detached home enjoys a cul-de-sac setting among other detached properties and, while requiring a programme of cosmetic updating, offers excellent potential.

The accommodation is arranged on two floors and comprises a spacious entrance hall, downstairs WC, bay windowed living room, rear dining room / sitting room and separate dining kitchen. To the first floor, the Master bedroom has a dressing area and adjoining en-suite. There are three further bedrooms and a bathroom. There is a double width driveway with integral garage and a rear garden with lawn and patio.

**Keswick Avenue, Lindley
Huddersfield, Yorkshire**

Floorplan



All measurements are approximate and for display purposes only

Keswick Avenue, Lindley Huddersfield, Yorkshire

Details



An external entrance door with two upper decorative glazed panels and matching side screen gives access to the hallway.

Entrance Hallway

The wide entrance hallway has, to the left hand side, a staircase rising to the first floor accommodation. There is a radiator and a door leads to the downstairs WC.

Downstairs WC

Comprising a two piece suite with wash hand basin and low level WC. There is a radiator.

To the right hand side of the hallway, double doors open into the living room.

Living Room



Positioned to the front of the property, this a good sized principal reception room enjoying a bay window with uPVC double glazing. There is a timber fire surround with matching inlay and hearth, coving to the ceiling and a radiator. Double doors lead through to the dining room.

Dining Room

A good sized second reception room with sliding patio doors leading out to the garden. This multi-purpose room could be used as a sitting room or a formal dining room. There is a radiator and a door leads through to the dining kitchen.

Dining Kitchen



This is a good sized open plan space overlooking the rear garden. There is a uPVC double glazed window and a side external door. The kitchen area has wall cupboards and base units, work surfaces, a one and a half bowl stainless steel sink with mixer tap and a built-in oven and hob with filter hood above. There is space / plumbing for an automatic washer or dishwasher and under counter space for free standing, side by side, fridge and freezer. The kitchen also gives access to the property's integral garage. The adjoining dining area can accommodate a good sized formal dining table. The dining kitchen can also be accessed from the hallway. There is a radiator. Buyers may decide to incorporate both the dining area and sitting room / dining kitchen into one very large, full width open plan space.

From the hallway, the staircase rises to the first floor landing.

First Floor Landing

With a radiator and access to the loft space.

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Bedroom One



A large, double sized bedroom, positioned to the front of the property with twin double glazed windows, a built-in double wardrobe and a radiator. An archway leads to the dressing area where there are built-in wardrobes, a double glazed window and a radiator. A door gives access to the en-suite.

En-Suite

With a three piece coloured suite comprising timber panelled bath, curved shower screen, pedestal wash basin and low level WC. There is appropriate tiling, an electric shaver point, an obscure double glazed window and a radiator.

Bedroom Two



This is a double sized bedroom, positioned to the rear of the property. There is a built-in, recessed double wardrobe and a radiator.

Bedroom Three



Positioned to the rear of the property with a recessed, built-in wardrobe with hanging rail, a double glazed rear window and a radiator.

Bedroom Four

A single sized room positioned to the rear of the property, with a built-in, recessed wardrobe with hanging rail and shelf, a double glazed window and a radiator.

House Bathroom



Having a coloured suite comprising a panelled bath, a wash hand basin and low level WC. There is a separate shower cubicle, a side double glazed window and a radiator.

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External Details



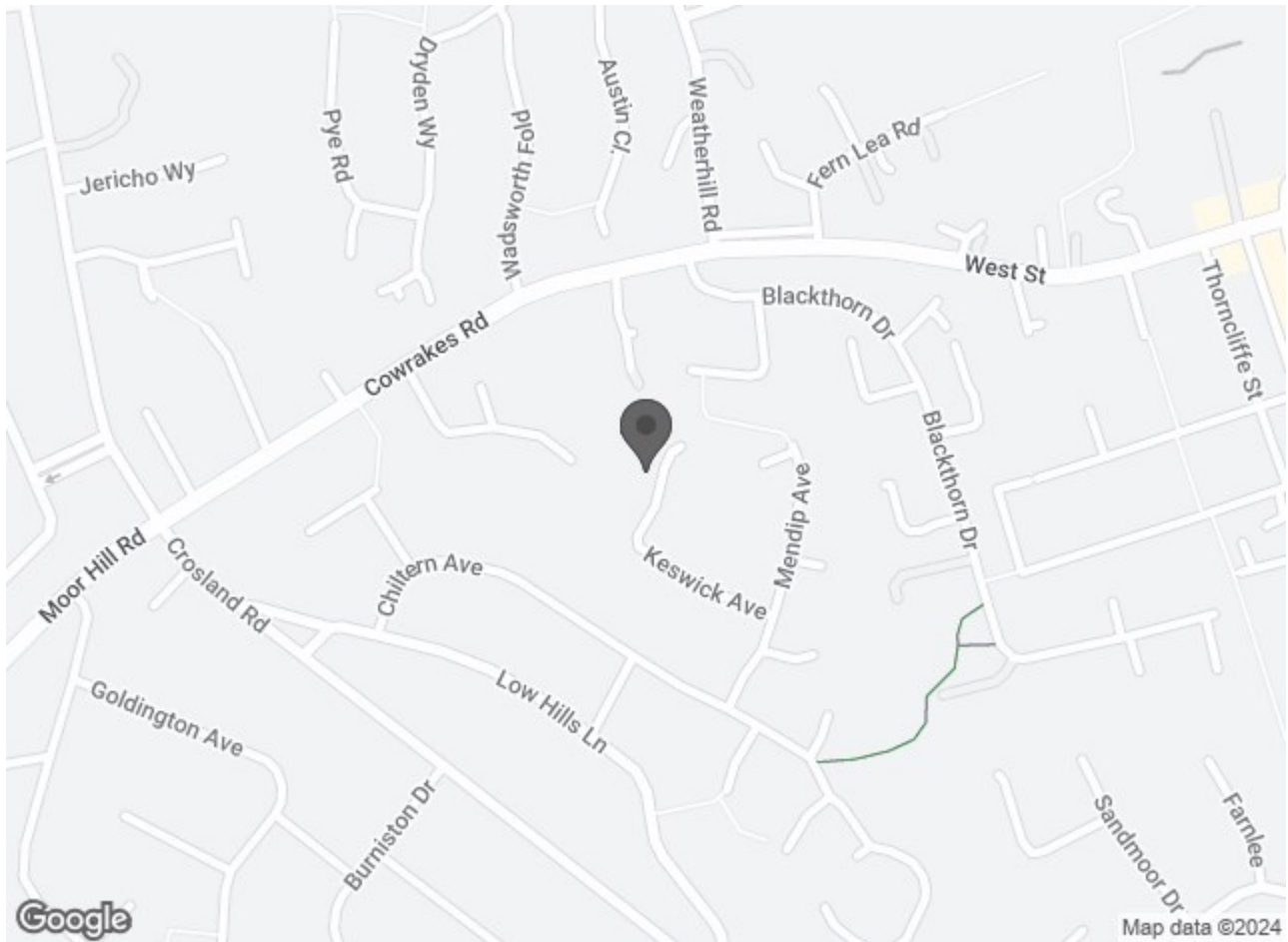
The property enjoys a cul-de-sac setting among other detached homes and is ideally placed for local amenities and schooling. To the rear of the property there is a paved seating area with an adjoining lawn. At the front is a double width driveway and an open plan lawned garden.

Additional Information

The property has a gas fired central heating system and double glazing.

Keswick Avenue, Lindley Huddersfield, Yorkshire

Directions



Keswick Avenue, Lindley Huddersfield, Yorkshire

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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.
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