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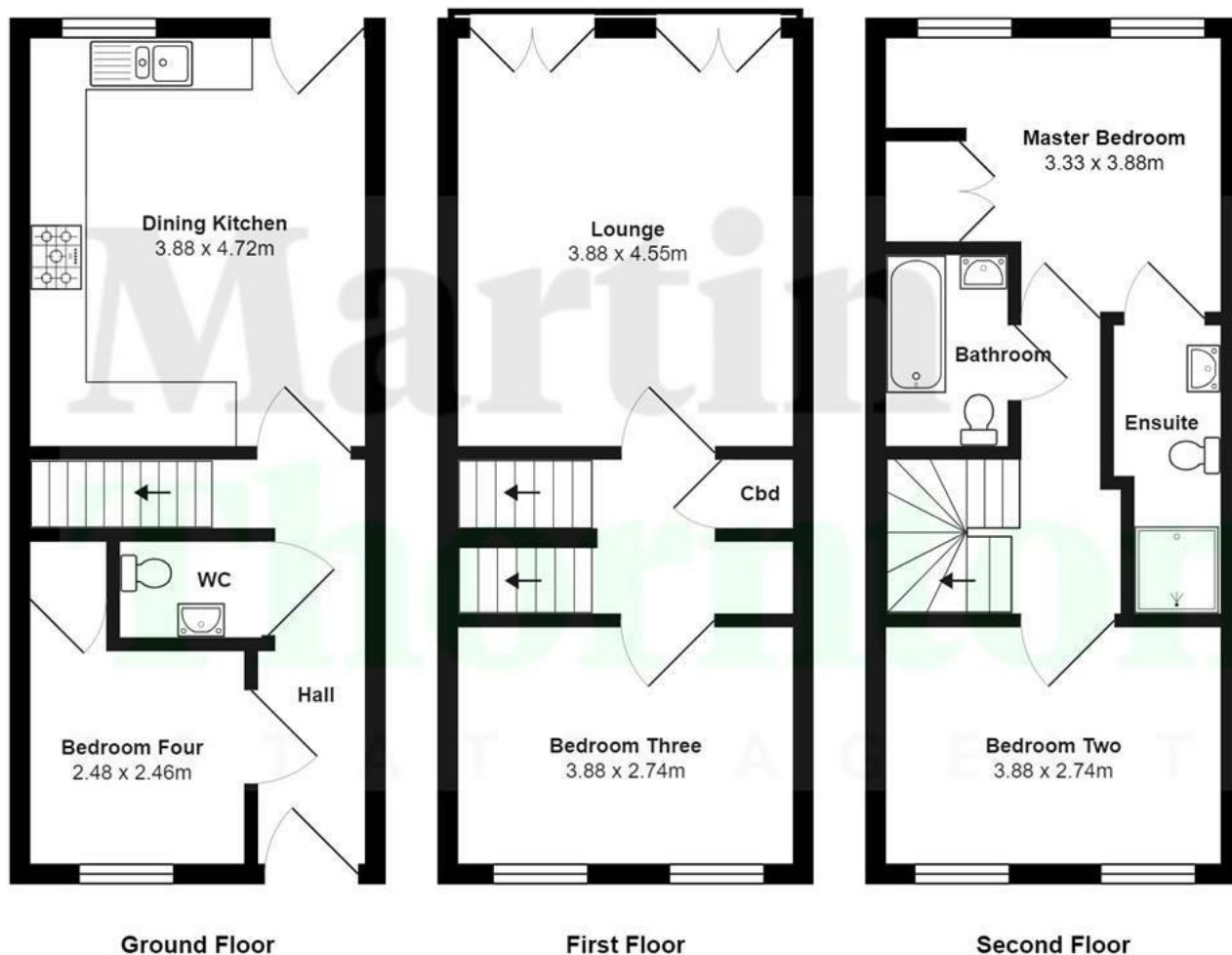
Birchwood Close, Lindley Huddersfield,

Offers over £260,000

Located close to this popular village with its array of amenities and enjoying a cul-de-sac setting is this four-bedroomed inner town house with a garage. The accommodation is arranged on three levels, offering a certain amount of flexibility and providing ideal family sized accommodation. The property is just a short distance from Lindley Village with a variety of amenities along with well regarded schooling, nearby hospital and motorway access via the M62. The accommodation comprises an entrance hallway, guest WC, ground floor bedroom four and large open plan dining kitchen with integrated appliances and access to the garden. On the first floor is the living room with twin Juliette style balconies along with a double bedroom. On the top floor are two further double bedrooms, the master with en suite shower room, and a stylish house bathroom. There is a gas-fired central heating system and uPVC double glazing. Externally, there is a garage with parking in front and an enclosed rear garden with patio, artificial grass and a good sized timber decked seating area.

**Birchwood Close, Lindley
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

Birchwood Close, Lindley Huddersfield,

Details



Entrance Hallway

An external entrance door with a glazed panel gives access to the entrance hallway which has a staircase on the left hand side rising to the first floor accommodation. Of particular note is the oak style flooring and the hallway is perfect for storing shoes and coats, etc. There is coving to the ceiling and a radiator.

Guest WC

This has a continuation of the flooring from the hallway. The white two-piece suite comprises a pedestal wash hand basin with tiled splashback and a low-level WC. There is an extractor fan and a radiator.



Dining Kitchen

This large open plan room is positioned at the rear of the property and can easily accommodate a formal dining table and utilised as an everyday living space. There is an extensive array of fitted unit to high and low levels with working surfaces, tiled splashbacks and a one-and-a-half bowl stainless steel sink with single drainer and mixer tap. The centrepiece of the kitchen is a range style cooker with a six-ring gas hob, ovens beneath and a canopy style filter hood above. Integrated appliances include a fridge, freezer, dishwasher and washing machine. Concealed is the boiler for the central heating system. There is ceiling downlighting along with floor tiling, a radiator, a rear uPVC window and an external door leading out to the garden.



Birchwood Close, Lindley Huddersfield,

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Bedroom Four

This is a most versatile space and could be used as a ground floor bedroom, home office/study or playroom, depending on purchasers' requirements. It has a continuation of the flooring from the hallway along with a useful storage cupboard beneath the staircase, a uPVC window and a radiator.



First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is an airing cupboard housing the cylinder with a shelf above and a radiator. A staircase rises to the top floor accommodation and a door leads into the living room.

Living Room

This good sized reception room is positioned at the rear of the property and has twin Juliette style balconies with uPVC French doors. There is dark oak laminate flooring along with plenty of space for furniture, coving to the ceiling and a timber fire surround with an electric fire. The room also has two radiators.



Birchwood Close, Lindley Huddersfield,

Details



Bedroom Three

This light and bright double bedroom is positioned at the front of the property with twin uPVC windows. The room can easily accommodate a good amount of furniture and has two radiators.



Top Floor Accommodation

From the first floor landing, a staircase rises to the top floor accommodation.

Bedroom One

This large double bedroom is positioned at the rear of the property and has twin uPVC windows. There is a built-in double wardrobe, two radiators and access to the en suite shower room.



Birchwood Close, Lindley Huddersfield,

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En Suite Shower Room

The shower room has a pedestal wash hand basin, a low-level WC and a shower cubicle with an overhead waterfall shower fitting along with a hand-held shower attachment. Within the cubicle, there is full height tiling with half height tiling to the remaining walls. The room has ceiling downlighting, an extractor and an upright ladder-style radiator.



Bedroom Two

This double bedroom is positioned at the front of the property with twin uPVC windows. There is a built-in double wardrobe, space for further furniture and two radiators.



Birchwood Close, Lindley Huddersfield,

Details



House Bathroom

The bathroom has been remodelled in recent times and the white three-piece suite comprises a bath with centrally positioned mixer tap with a hand held shower attachment, a rectangular hand basin with storage cupboards below and a low-level WC. There is half height wall tiling along with an electric shaver point, ceiling downlighting, extractor fan, two recessed alcoves for toiletries and an upright grey ladder-style radiator.



External Details

At the front of the property is a block paved open plan seating area, also suitable for tubs, pots and planters. There is a block of five garages, with number 12 owning the second from the right. The garage has an up-and-over door and parking in front. The rear garden is enclosed by perimeter fencing and has a paved patio adjoining the door from the dining kitchen. Adjoining this is an artificial grassed area with borders on either side with coloured slate and a good sized timber decked seating area, perfect for outdoor eating and entertaining. At the bottom corner of the garden is a timber fence and gate. There is outside water and lighting.



Tenure

Our vendors inform us that the property is freehold and we await further confirmation. 05.07.24.

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Directions

