

martin-thornton.com
01484 508000



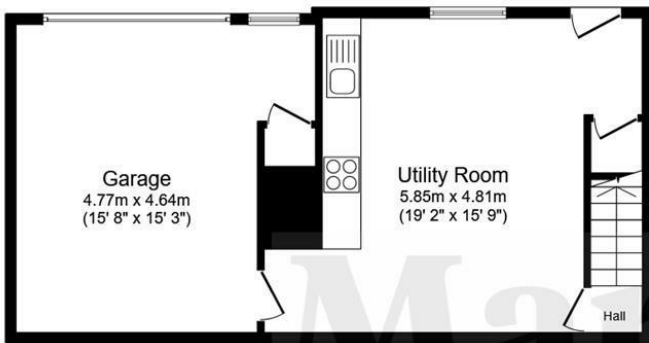
Haigh House Hill, Lindley Moor Huddersfield,

Offers in the region of
£260,000

This three-bedroomed, double fronted mid-terraced house has accommodation on three floors with wonderful rear views over the valley, parking and an integral garage. Only by an internal inspection can the amount of accommodation be truly appreciated. The property is conveniently placed for local amenities and commuting to Leeds and Manchester via the M62. The accommodation comprises an entrance lobby, a large dining kitchen and a large, stylish living room with exposed stone detailing. On the first floor are three double bedrooms and a large contemporary shower room. On the lower ground floor is a multipurpose room which is currently used as a utility but has many other uses. The property has double glazing and a gas-fired central heating system with a Smart thermostat and has been re-wired in the past couple of years. There is a large integral garage with space for a workshop area and an enclosed, private garden.

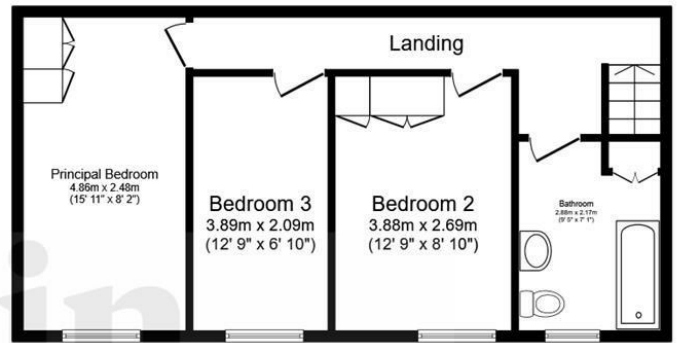
Haigh House Hill, Lindley Moor Huddersfield,

Floorplan



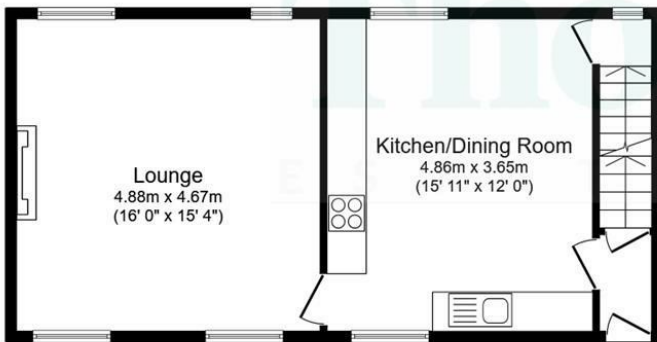
Lower Ground Floor

Floor area 46.7 m² (503 sq.ft.)



First Floor

Floor area 46.3 m² (498 sq.ft.)



Ground Floor

Floor area 46.3 m² (498 sq.ft.)

TOTAL: 139.3 m² (1,499 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Haigh House Hill, Lindley Moor Huddersfield,

Details



Entrance Lobby

An external uPVC door with a large opaque glazed panel gives access to the entrance lobby. There is oak style laminate flooring and a timber and glazed door leading to the staircase which rises to the first floor accommodation. An internal door gives access to the dining kitchen.

Dining Kitchen

This large, sociable open plan eating and entertaining room is light and bright with front and rear uPVC windows. The rear window enjoys a wonderful long distance view over the valley. There is an extensive array of units to high and low levels with working surfaces, matching upstands and tiled splashbacks. Integrated appliances include an oven and hob with a stainless steel splashback and a canopy style filter hood. There is a stainless steel sink unit and space for a freestanding fridge. However, the number of base units means that further integrated appliances could be fitted if required. The boiler for the gas-fired central heating system is concealed in this room and there is a Smart thermostat. A large formal dining table could easily be accommodated, there is ceiling downlighting, two beams, a continuation of the oak style laminate flooring and a radiator.



Living Room

This well-appointed reception room is contemporary and characterful with exposed stonework to two walls. The room is particularly light and bright with twin front and rear uPVC windows. A good amount of furniture can be accommodated and the rear of the property enjoys superb long distance views. There is a stylish upright radiator.



Haigh House Hill, Lindley Moor Huddersfield,

Details



First Floor Landing

From the entrance lobby, a staircase rises to the first floor landing which runs almost the full width of the property. It is particularly light and bright with a large uPVC window from which to enjoy the view, exposed stone detailing and a stone sill. There is ceiling downlighting.



Bedroom One

This large double bedroom has a dual aspect with front and rear uPVC windows. There is neutral décor, plenty of space for fitted or freestanding furniture and a radiator. Access can be gained to the loft.



Haigh House Hill, Lindley Moor Huddersfield,

Details



Bedroom Two

This double bedroom has a front uPVC window, provision for a wall-mounted flat screen TV, space for furniture and a radiator.



Bedroom Three

This double bedroom has a front uPVC window, a built-in treble wardrobe with storage cupboards above and space for furniture. There is access to the loft area and a radiator.



Haigh House Hill, Lindley Moor Huddersfield,

Details



Shower Room

The stylish shower room has a large walk-in shower cubicle with a glazed screen, an overhead waterfall style shower fitting and a hand-held shower attachment. There is aqua boarding in a brick block pattern. The room has a pedestal wash hand basin and a low-level WC. There is a gunmetal grey ladder style radiator, an obscure uPVC window, a useful storage cupboard above the staircase and ceiling downlighting.



Lower Ground Floor

A staircase leads to the lower ground floor accommodation from the dining kitchen. At the top of the stairs is a uPVC window and downlighting to the ceiling. At the bottom of the stairs is a radiator, a useful storage area and floor tiling.

Utility/Reception Room

This large multipurpose space is a similar size to the dining kitchen above. It has wall cupboards and base units with working surfaces and a stainless steel sink. There is plumbing for an automatic washer, floor tiling and ceiling downlighting. The room can easily accommodate further freestanding appliances. Buyers may see wish to use it as a sitting room, playroom or home office area. It has the advantage of its own external uPVC door and serves as an everyday entrance to the property. There is a useful under stairs storage cupboard, a uPVC window and a radiator. A door leads to the integral garage



Integral Garage

The large garage has power and lighting and an up-and-over door. It is large enough to be both a garage and a workshop.

Haigh House Hill, Lindley Moor Huddersfield,

Details



External Details

At the front of the property is an area suitable for tubs, pots and planters. Vehicular access is gained to the rear where there is an integral garage and parking in front of the property. The garden opposite is owned by the property and provides ample space for outdoor relaxation.



Tenure

The vendor informs us that the property is freehold. 01.10.24

Haigh House Hill, Lindley Moor Huddersfield,

Directions

