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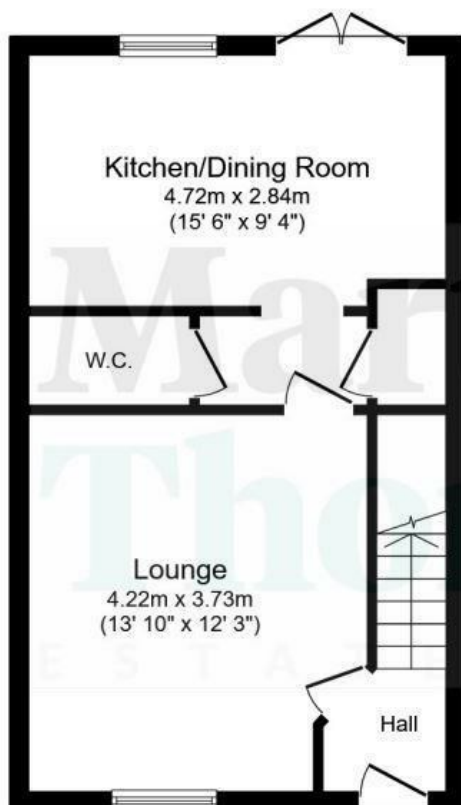
Anvil Court, Lindley Huddersfield,

**Offers in the region of
£260,000**

This well-appointed three-bedroomed semi-detached home is presented to a high standard throughout with stylish neutral décor. The property is located on this ever-popular development with ease of access to amenities within Lindley, Salendine Nook Shopping Centre, well-regarded schooling and M62 motorway access. The property has gas-fired central heating and uPVC double glazing. The accommodation comprises an entrance lobby, living room, dining kitchen with integrated appliances and French doors, understairs storage/utility and downstairs WC. On the first floor is the master bedroom with an en suite shower room, two further bedrooms and the house bathroom. Externally, there are side-by-side parking spaces at the front. The enclosed rear garden has been redesigned with a full-width patio adjoining the French doors, lawns and a second seating area at the far end.

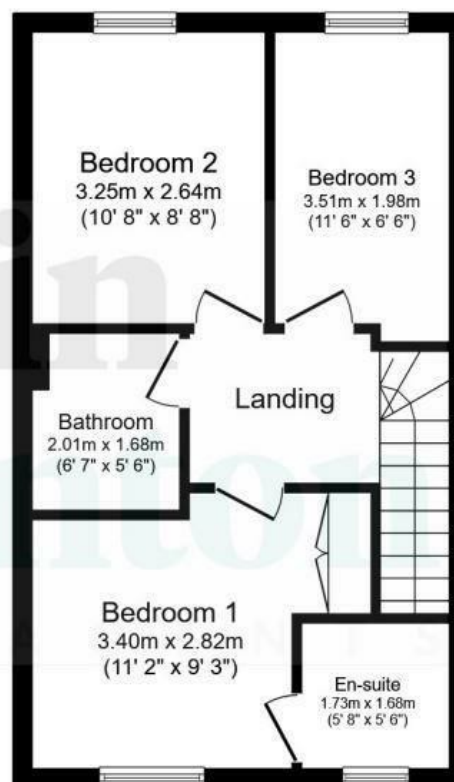
**Anvil Court, Lindley
Huddersfield,**

Floorplan



Ground Floor

Floor area 39.3 m² (424 sq.ft.)



First Floor

Floor area 39.3 m² (423 sq.ft.)

TOTAL: 78.7 m² (847 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

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Details



Entrance Lobby

An external entrance door with opaque glazed panels gives access to the entrance lobby. This has a robust matting style carpet, a radiator and a staircase rising to the first floor accommodation.

Living Room

This room has stylish contemporary décor and plenty of space for furniture. It has a uPVC window to the front elevation, a radiator and a door leading to the dining kitchen.



Dining Kitchen

This room is positioned at the rear of the property and runs the full width of the house. The kitchen area has wall cupboards, base units, working surfaces with matching upstands and a one-and-a-half bowl sink with a mixer tap. Integrated appliances include a four-ring gas hob with a filter hood above, built-in double oven and microwave, fridge freezer, slimline dishwasher and a washing machine. There is lighting within the kick boards and concealed is the boiler for the central heating system. The dining area can accommodate a good sized dining table and has a rear uPVC window and French doors leading out to the enclosed garden. There is oak effect laminate flooring, a radiator and a large under-stairs storage cupboard with external venting for a tumble dryer and space for additional freestanding appliances.



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Downstairs WC

The WC has a white two-piece suite comprising a pedestal wash hand basin and a low-level WC. There is feature half-height tiling and a continuation of the oak effect laminate flooring. The room has downlighting, an extractor fan and an upright chrome ladder style radiator.



First Floor Landing

From the lobby, a staircase rises to the first floor landing which has a radiator and provides access to the loft space.

Bedroom One

This double bedroom is positioned at the front of the property with a uPVC window, downlighting, provision for a wall-mounted TV and a radiator. There is space for furniture and access to an en suite shower room.



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En Suite Shower Room

The en suite has a large shower cubicle with a wall-mounted Aqualisa independent shower, a wall-mounted hand wash basin and a low-level WC. There is full height tiling within the shower cubicle with half height tiling to the remaining walls and floor tiling. The room has ceiling downlighting, an extractor fan, an upright chrome ladder style radiator and a uPVC window to the front elevation.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC window. It has ceiling downlighting over the bed, space for furniture, provision for a wall-mounted TV and a radiator.



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Bedroom Three

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



House Bathroom

The well-appointed bathroom has a white three-piece suite comprising a panelled bath with a shower attachment from the mixer tap, wall-mounted rectangular hand basin and low-level WC. There is tiling to the walls and floor, ceiling downlighting and an upright chrome ladder-style radiator.

External Details

At the front of the property are two side-by-side parking spaces, a paved pathway and gravelled borders. There is external power and water. The rear garden has been redesigned and landscaped and is enclosed by a perimeter fence with a side gate. A full width paved patio adjoins the French doors within the dining kitchen. The central paved pathway has lawns on either side and the far end of the garden has a second seating area with raised decorative shrub borders within railway style timbers and a timber garden shed.

Tenure

The vendor informs us the property is Freehold.

Anvil Court, Lindley Huddersfield,

Directions

