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**Birkdale Avenue, Lindley  
Huddersfield, Yorkshire**

**Offers in the region of  
£230,000**

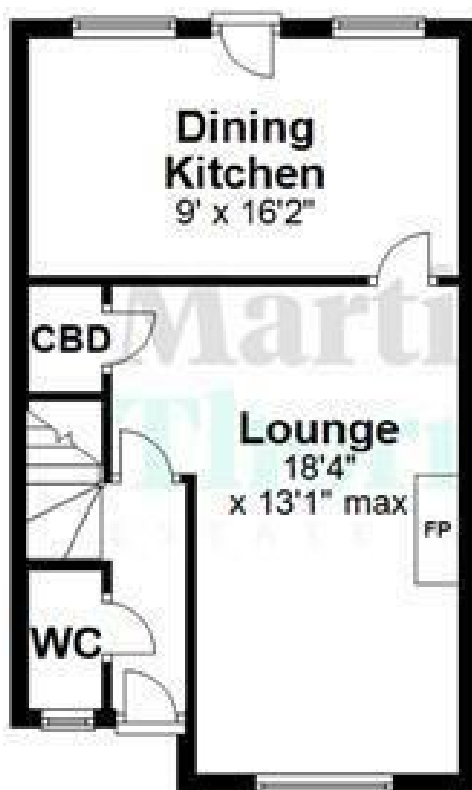
This three-bedroom terraced home is located within walking distance of the popular village of Lindley with its various bars and restaurants. The property may prove suitable for a first time buyer or professional couple looking to access nearby amenities and the motorway network. The accommodation comprises an entrance hall, living room, dining kitchen, three bedrooms and a shower room. The property has a gas-fired central heating system and uPVC double-glazed windows. Externally, at the front of the property is a block paved driveway providing off road parking and a detached garage. At the rear is a fenced garden area.

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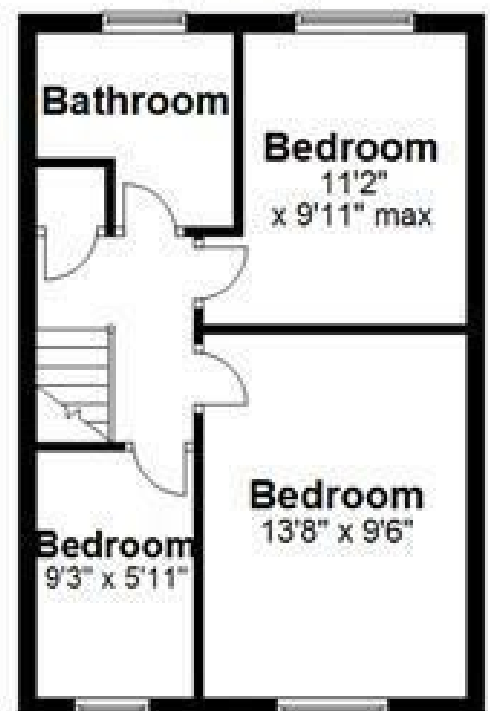
**Floorplan**



**Ground Floor**  
Approx. 579.1 sq. feet



**First Floor**  
Approx. 400.0 sq. feet



**Total area: approx. 979.2 sq. feet**

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DTA Energy Assessors.  
Plan produced using PlanUp.

**Birkdale Avenue, Huddersfield**

# Birkdale Avenue, Lindley Huddersfield, Yorkshire

## Details



### Entrance Hall

A uPVC double-glazed door opens to the entrance hall which has a ceiling light point and a radiator. There are control panels for the alarm and the heating system and access can be gained to the following rooms:

### Cloakroom / WC

This room enjoys natural light via a uPVC double-glazed window to the front elevation. It has a low-level WC with concealed cistern and a pedestal hand basin with mixer tap, vanity unit beneath a tiled splashback. There is laminate style flooring, a ladder style heated towel radiator and a ceiling light point. The stop tap is located in this room.



### Living Room

This spacious reception room is positioned at the front of the property, enjoying lots of natural light via a uPVC double glazed window. The focal point of the room is a wooden fire surround with a stone hearth, home to a living flame gas fire. There is a ceiling light point, various power points and a radiator. Off this room is a useful under stairs storage cupboard with hanging rails and space for appliances. A timber panelled door leads to the dining kitchen.





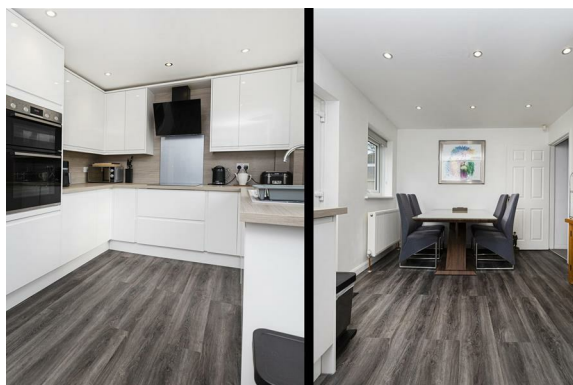
# Birkdale Avenue, Lindley Huddersfield, Yorkshire

## Details



### Dining Kitchen

Running across the rear of the property, this room enjoys lots of natural light via two uPVC double-glazed windows overlooking the garden. The kitchen area has a range of wall and base cupboards, drawers and roll-edged worktops with matching upstands and a one-and-a-half bowl composite sink unit with twin taps. Integrated appliances include a Bosch double oven, Bosch induction hob with overlying extractor fan, Bosch washing machine and fridge freezer. There is laminate style flooring, ceiling downlighting and a radiator. A uPVC door with glazed inserts gives access to the rear garden.

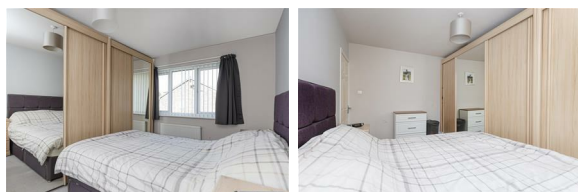


### First Floor Landing

From the entrance hall, a staircase rises to the first floor landing, where there is a ceiling light point, a radiator and access to part boarded loft space via a pull down ladder. There is a storage cupboard, home to the Ideal central heating boiler.

### Bedroom One

This double bedroom is positioned at the front of the property and enjoys lots of natural light via a uPVC double-glazed window. This room has fitted sliding door wardrobes with hanging rails and shelving. It has space for further furniture, a ceiling light point and a radiator.



# Birkdale Avenue, Lindley Huddersfield, Yorkshire

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### Bedroom Two

This double bedroom is positioned at the rear of the property overlooking the garden and has a uPVC double-glazed window. There are fitted wardrobes with various hanging rails and shelving, a central ceiling light point, various power points and a radiator.



### Bedroom Three/Office

This single bedroom is positioned at the front of the property and has a uPVC double-glazed window, a ceiling light point and a radiator. It has a fitted wardrobe with a hanging rail, shelving and overhead storage cupboards. This room is currently utilised as a work from home office.



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### Shower Room

Positioned at the rear of the property, the shower room enjoys natural light via a uPVC double-glazed window. The modern white suite comprises a corner shower cubicle, home to a mains fed shower and a hand-held shower attachment, a vanity hand basin with mixer tap and tiled splashback and a low-level WC with concealed cistern. There is laminate style flooring, a chrome ladder style towel radiator, ceiling downlighting and an extractor fan.



### External Details

At the front of the property is a block paved driveway and a paved walkway with steps leading up to the front door. At the rear there is a fenced patio garden area with space for furniture, a pebbled area with outdoor lighting and an external water point. There is also a designated garage.



### Tenure

The vendor informs us the property is Freehold.

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Directions

