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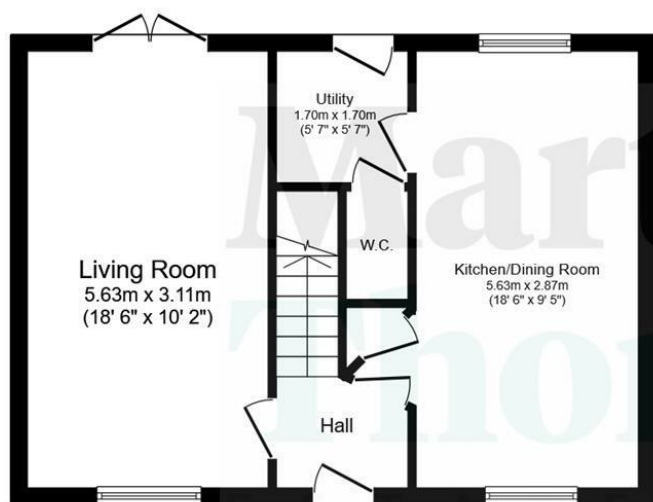
## **Weatherhill View, Lindley Huddersfield,**

**Offers over £350,000**

Selected off plan by our clients for its position, plot and outlook, this is a very well-presented three double bedroom detached home. Numerous updates have been undertaken along with redesigning and landscaping the rear garden. This is a perfect base for commuting to Leeds and Manchester, with well-regarded schooling, Lindley Village and the hospital nearby. The light and bright accommodation comprises an entrance hallway, large open plan dining kitchen, utility, downstairs WC and large living room with French doors out into the garden. On the first floor, there is access to the partly boarded loft area, three double bedrooms (the master with an en suite shower room) and a bathroom with additional extras. The property has a gas-fired central heating system, uPVC double-glazing and a security system. Externally, there is an EV charging point, a driveway and a garage with an automatic door. The rear garden has been redesigned with seating areas, a gazebo, a level lawn, external water and lighting. A superb family home of which viewing is an absolute must in this highly accessible and perfect commuting location.

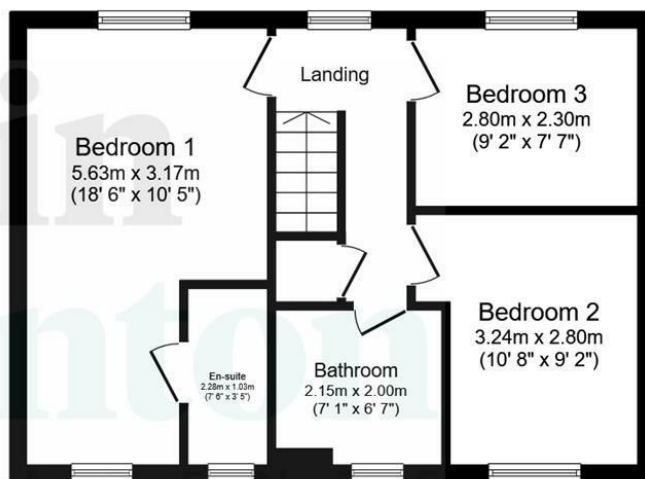
# Weatherhill View, Lindley Huddersfield,

## Floorplan



### Ground Floor

Floor area 44.3 m<sup>2</sup> (477 sq.ft.)



### First Floor

Floor area 44.4 m<sup>2</sup> (477 sq.ft.)

**TOTAL: 88.7 m<sup>2</sup> (955 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](http://www.Propertybox.io)

# Weatherhill View, Lindley Huddersfield,

## Details



### Entrance Hallway

A composite entrance door with opaque glazed panels gives access to the light and bright hallway, with neutral decor and carpeting. The initial portion of the hallway has a robust matting style covering with adjoining cream carpeting. There is a radiator and a staircase rising to the first floor accommodation.



### Living Room

This reception room is presented to a very high standard throughout. It is light and bright with uPVC windows and French doors. The room can accommodate a lot of furniture and has been redesigned from the original layout with a feature media wall and a remote controlled electric log effect fire. There is provision for a 65in flat screen TV and a raised display plinth with LED downlighting, perfect for wall art, and illuminated display shelves. The uPVC French doors lead out onto the patio. There are two radiators.



# Weatherhill View, Lindley Huddersfield,

## Details



### Dining Kitchen

From the hallway, a door leads into the dining kitchen which runs the full length of the property, making it particularly spacious. This open plan eating and entertaining room has windows to the front and rear. Our clients upgraded from the original design, adding extra units and a second upright contemporary radiator. Of particular note is the superb Amtico flooring. The dining area is positioned at the front of the property and can accommodate a large formal dining table. The kitchen area has wall cupboards, base units, working surfaces with feature splashbacks and a one-and-a-half bowl stainless steel sink with a mixer tap. Integrated appliances comprise an upgraded induction hob, fan oven, AEG Bluetooth filter hood, fridge, freezer, dishwasher. Our client added extra units including glass fronted display cabinets. There is a shelved storage cupboard, LED downlighting and two radiators. A door leads to the utility.



### Utility

The utility has a continuation of the Amtico flooring and a worktop with matching upstand. There is an integrated washer and space for an additional appliance, such as a condensing dryer. Within this area is the Ideal boiler for the central heating system, a rear composite door leading to the garden and a radiator. Off this room is the downstairs WC.





# Weatherhill View, Lindley Huddersfield,

## Details



### Downstairs WC

The fittings in this room have been altered and comprise a two-piece suite comprising a rectangular trough style hand basin with a tiled splashback, stylish top and storage beneath and a low-level WC. There is a continuation of the Amtico flooring, shelving, an extractor fan and a radiator.



### First Floor Landing

From the hallway, the staircase rises to the first floor landing. This has a drop down ladder to a loft area, which is partially boarded for storage, a rear uPVC window, a storage cupboard over the staircase and a radiator.



# Weatherhill View, Lindley Huddersfield,

## Details



### Bedroom One

This large double bedroom runs the full width of the property and is presented to a very high standard. It has plenty of space for fitted or freestanding furniture, two radiators and front and rear uPVC windows. Being the master bedroom, it has a shower room which has been upgraded.



### En Suite Shower Room

This contemporary shower room has a double shower cubicle with a feature tiled interior and wall-mounted shower fitting, a pedestal wash hand basin and a low-level WC. It has a mirror fronted toiletries cabinet, an extractor fan, an opaque uPVC window, an upright chrome ladder style radiator and a tiled floor.



# Weatherhill View, Lindley Huddersfield,

## Details



### Bedroom Two

This double bedroom is positioned at the front of the property and enjoys a pleasant aspect from its uPVC window towards Castle Hill. It can accommodate fitted or freestanding furniture and has a radiator.



### Bedroom Three

This double bedroom is positioned at the rear of the property and enjoys an open aspect via its uPVC window. There is space for freestanding or fitted furniture and a radiator.



# Weatherhill View, Lindley Huddersfield,

## Details



### Bathroom

The upgraded bathroom has a white three-piece suite comprising a panelled bath with shower screen and wall-mounted shower fitting, a pedestal wash hand basin and a low-level WC. It has full height tiling around the bath and half height tiling in other areas. There is an upgraded chrome ladder style radiator, an extractor fan, floor tiling and an opaque uPVC window.



### External Details

The property was selected off plan by our clients for its plot, position and outlook. In front of the house is an open plan lawn flanking a stone pathway and a driveway providing parking and access to the garage. At the side of the property is a charging point for an electric vehicle. On the left hand side of the garage is a timber gate providing access to the rear garden. Along with the house, the rear garden has undergone a transformation, having been completely redesigned and landscaped by our clients. It is enclosed by walling and fencing, with large paved seating areas. There is external water, lighting and a large gazebo. A timber gate leads to an area at the rear of the garage, of which the current owners house a 5x6ft shed. The level lawned garden has raised borders with coloured stone, solar lighting and five Red Robin trees. The rear garden enjoys the afternoon sun and can be a real sun trap. It has the benefit of not being overlooked.



### Garage

The garage has an automatic up-and-over door, power and lighting.

### Tenure

The vendor informs us the property is freehold.



# Weatherhill View, Lindley Huddersfield, Directions

