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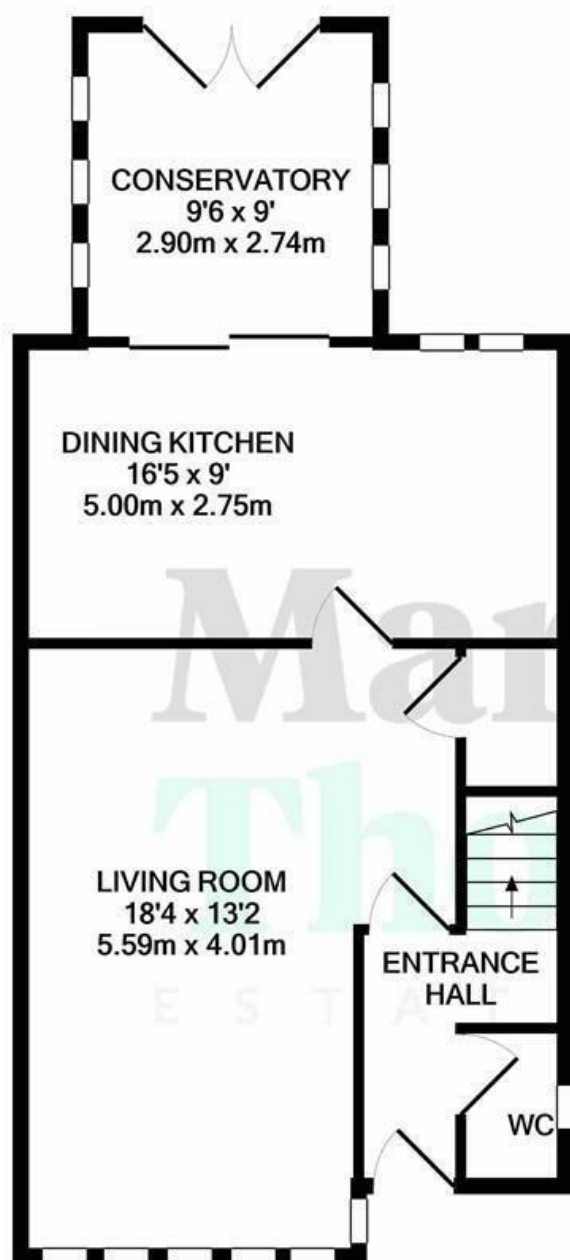
Oakdale Crescent, Lindley Huddersfield, Yorkshire

**Offers in the region of
£290,000**

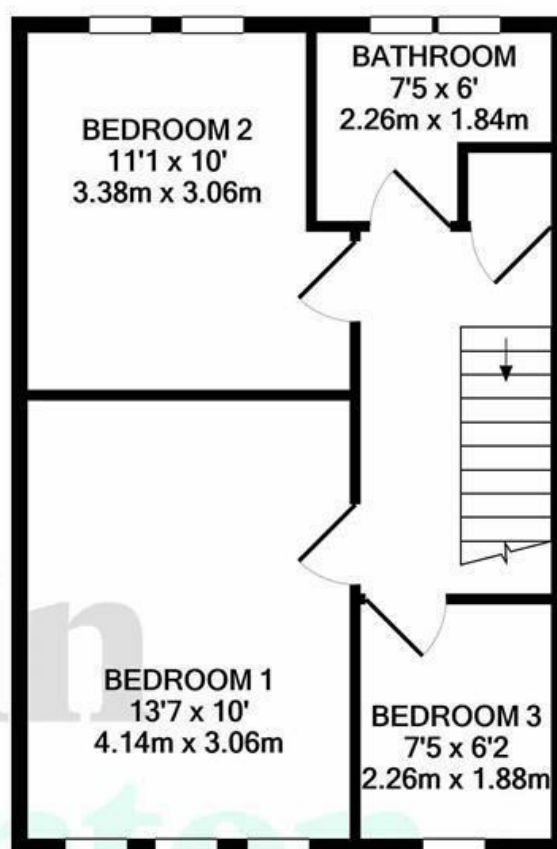
Located on the outskirts of Lindley Village is this well-presented three-bedroom semi-detached home. It may prove suitable to the expanding family or professional couple looking to access nearby motorway networks. The accommodation comprises an entrance hall, downstairs WC, spacious living room with feature fireplace, kitchen/diner with integrated appliances, conservatory, three good-sized bedrooms and a stylish house bathroom. The property is predominantly uPVC double-glazed and has a gas-fired central heating system. Externally, there is a low maintenance garden area with steps to the front door. A driveway provides ample parking. At the rear is an enclosed garden area with a garden room, which would make a perfect home office.

Oakdale Crescent, Lindley
Huddersfield, Yorkshire

Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 518 SQ.FT.
(48.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 915 SQ.FT. (85.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Details



Entrance Hall

A uPVC door with a double-glazed insert opens to the entrance hall where there is a ceiling light point, a radiator and a staircase leading to the first floor landing. Access can be gained to the following rooms:

Downstairs WC



This room has a modern white suite comprising a low-level WC and a wall-hung hand basin with a mixer tap and a tiled splashback. A uPVC double-glazed window to the side elevation provides natural light. There is a tiled effect floor, a radiator and a ceiling light point.

Living Room



A timber door with glazed inserts opens to the spacious living room with a uPVC double-glazed window overlooking the front elevation. There is an under stairs storage

cupboard, perfect for storing shoes and coats, coving to the ceiling, ceiling downlighting and a radiator. The focal point of the room is a feature fireplace with an electric fire. A timber door leads to the kitchen diner.

Kitchen Diner



The kitchen has a range of modern base cupboards, drawers, wall unit, granite style worktops and a composite style sink with twin taps. Integrated appliances include an oven, electric hob, canopy style filter hood, fridge freezer and plumbing for an automatic washing machine. There is under unit lighting, laminate style flooring, ceiling downlighting and lots of natural light via a uPVC double-glazed window with a pleasant outlook over the rear garden. The dining area has plenty of room for a table, coving to the ceiling, ceiling downlighting and a radiator. A sliding uPVC double-glazed patio door gives access to the conservatory.

Conservatory



This room has lots of natural light via uPVC glazed windows to three elevations providing a pleasant outlook over the rear garden, which can be accessed through the French doors.

First Floor Landing

From the entrance hall, stairs lead up to the first floor landing which has a useful storage cupboard, home to the Baxi central heating boiler. There is coving to the ceiling, ceiling downlight points and natural light via a uPVC side window. Access can be gained to loft space.

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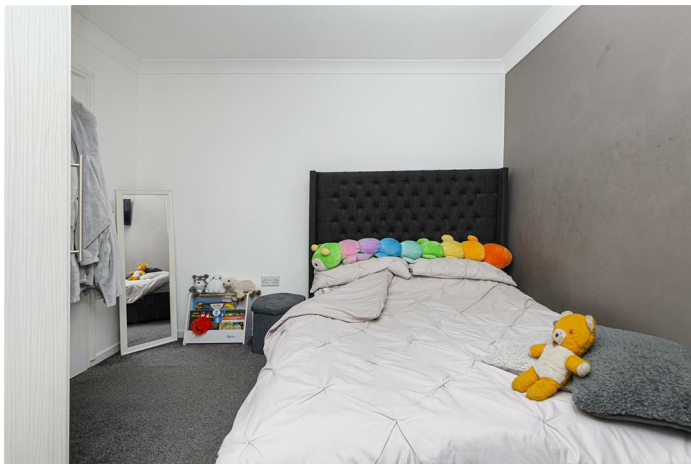


Bedroom One



This double bedroom is positioned at the front of the property and enjoys a pleasant outlook over the garden via a uPVC double-glazed window. It has floor-to-ceiling fitted wardrobes with a feature vanity area, plenty of room for more furniture, coving to the ceiling, a ceiling light point and a radiator.

Bedroom Two



This double bedroom is positioned at the rear of the property and enjoys a pleasant outlook over the garden via a uPVC double-glazed window. It has fitted wardrobes, coving to the ceiling, a ceiling light point and a radiator.

Bedroom Three



This bedroom is positioned at the front of the property and enjoys natural light via a uPVC double-glazed window. It has fitted wardrobe with overhead storage cupboards, coving to the ceiling, a ceiling light point and a radiator.

House Bathroom

The bathroom has a modern white suite comprising a panelled bath with twin taps, an overlying waterfall style shower head and a hand-held attachment, a pedestal hand basin with mixer tap and tiled splashback and a low-level WC. There is tiling to the bath area, a contrasting tiled effect floor, ceiling downlighting, an extractor fan and a chrome ladder style heated towel rail. A uPVC double-glazed window provides natural light from the rear elevation.

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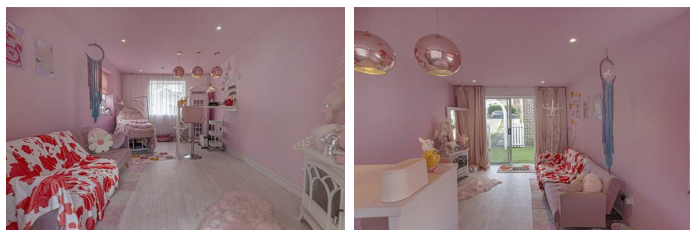


External Details



At the front of the property is a lawned garden with mature shrubbery borders and steps leading up to the front door. A driveway leads down the side of the house, providing parking for multiple vehicles. At the rear of the property is an enclosed garden with astro turf and a patio seating area. At the end of the garden is an outside water point and a detached garden room.

Garden Room



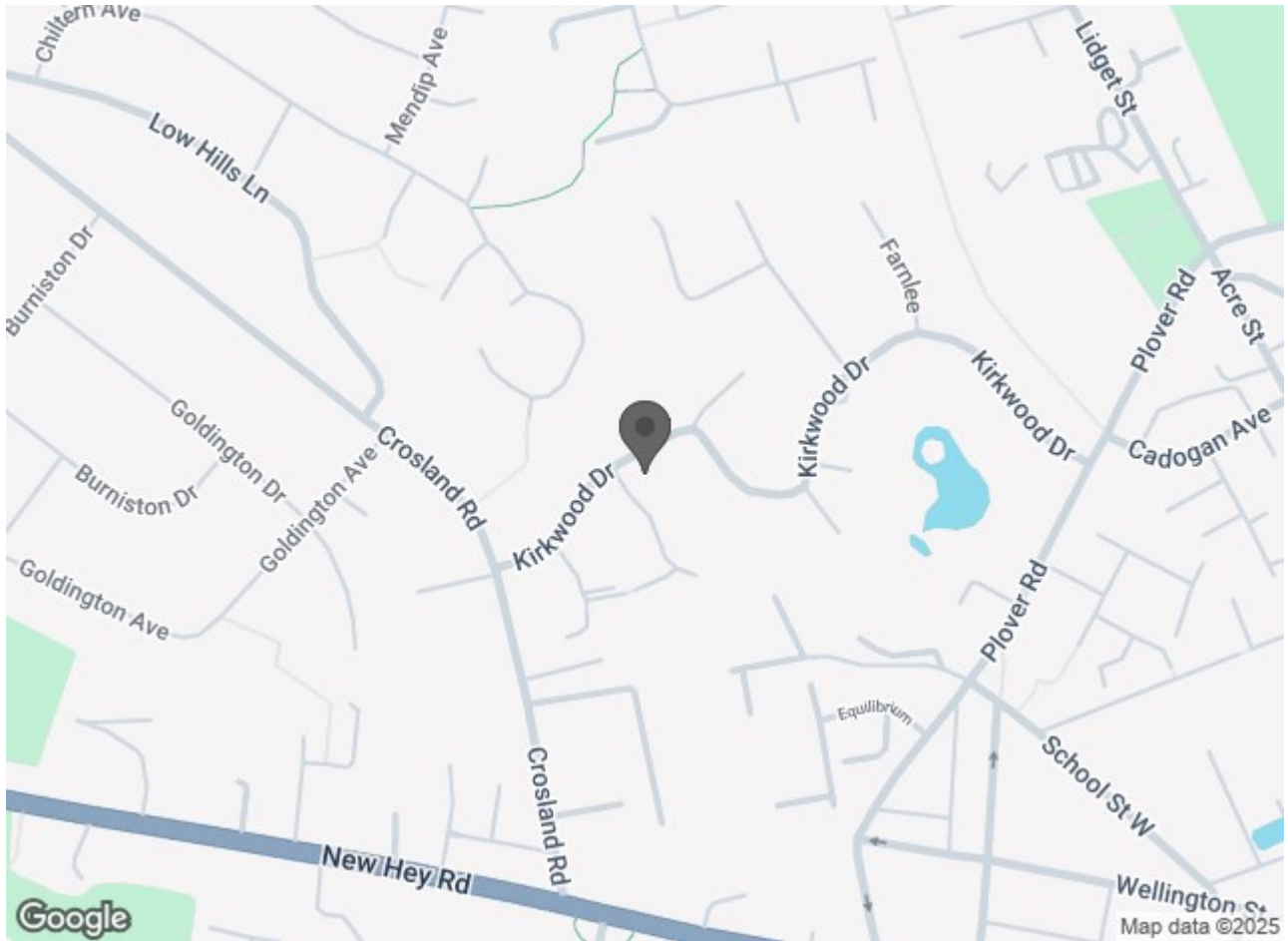
This is currently utilised as a beauty room and has lots of natural light via uPVC double-glazed windows to the rear and side elevations, with a sliding patio door to the front. This room has ceiling downlighting, laminate style flooring and power points. It would make a perfect home office or potential teenage annex.

Tenure

The vendor informs us the property is Freehold.

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Directions



Oakdale Crescent, Lindley

Huddersfield, Yorkshire

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2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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