

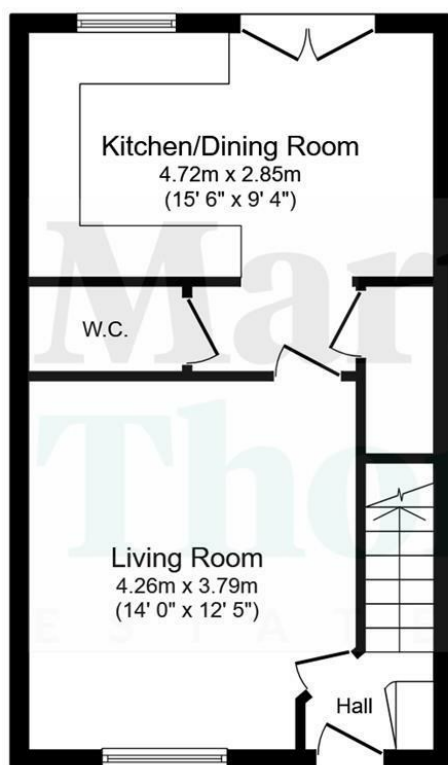
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Smithy Close, Lindley Huddersfield,

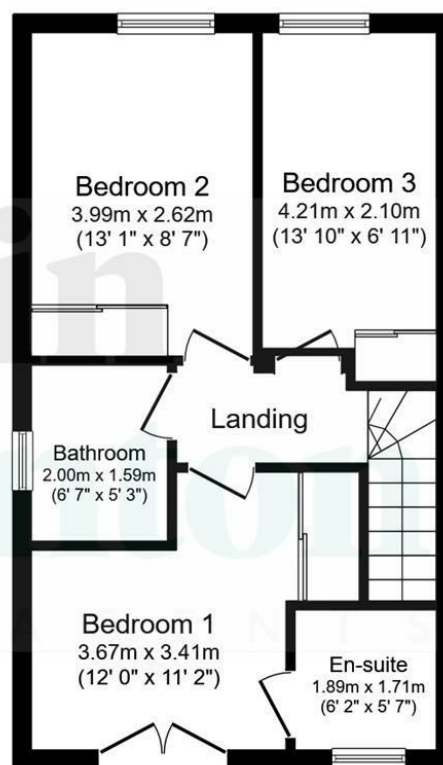
Offers over £280,000

Presented to a high standard throughout with stylish interior throughout and re designed enclosed rear garden which enjoys a southerly aspect this three bedroom semi detached home is conveniently situated within a short distance of Lindley Village, noted for its various bars, restaurants and local schooling. A short drive away is the M62 motorway network serving Leeds and Manchester. Internally, the property briefly comprises an entrance hall, lounge, open-plan dining kitchen with integrated appliances and cloakroom/WC. On the first floor are three double bedrooms, with the master having an en suite shower room and house bathroom. The property has a gas central heating system and is predominantly uPVC double glazed. Externally, there is a double driveway to the front elevation and, to the rear, a lovely fenced lawned garden with a flagged patio, all benefiting from a southerly aspect.



Ground Floor

Floor area 38.4 sq.m. (413 sq.ft.)



First Floor

Floor area 41.0 sq.m. (441 sq.ft.)

Total floor area: 79.3 sq.m. (854 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 Hall

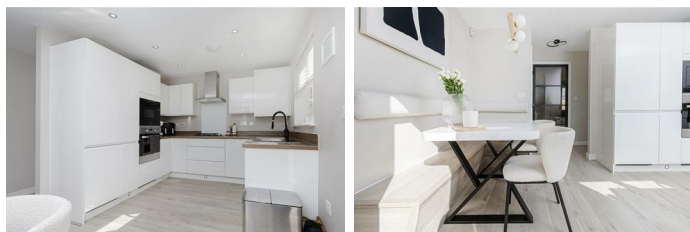
A composite style door with double glazed insert and matching side panel opens to the entrance hall. There is a staircase rising to the first floor, a dado rail, a cloakroom cupboard, inset downlights and a radiator. Amtico style flooring continues through to the lounge.

Lounge



This room is set to the front of the property and has two uPVC double glazed windows overlooking the driveway. There is a feature media wall with fitted cupboards, acoustic panelling and mounting for a flat screen TV, along with inset downlights to the ceiling, power points and a radiator. A contemporary style door with glazed inserts leads into the dining kitchen.

Dining Kitchen



This room has a range of modern high gloss base cupboards, drawers, roll-edge worktops with matching upstands and wall cupboards. There is concealed lighting to the kick boards one and a half bowl stainless sink unit with extendable tap. Integrated appliances include a split-level hob and oven with overlying extractor hood, microwave, fridge freezer, dishwasher and washing machine. There is

also a useful under-stairs store cupboard. Two uPVC double glazed windows overlook the rear garden, along with inset downlights to the ceiling and Amtio style flooring continuing into the dining area. The dining area is fitted out with contemporary style seating, along with a ceiling light point, power points and a vertically hung radiator. A set of uPVC French doors with fitted blinds give access to the rear patio and garden beyond.

Cloakroom/WC



The cloakroom has a modern white suite comprising a low flush WC and a pedestal hand basin with chrome mixer tap. There is a continuation of the Amtico style flooring, along with inset downlights to the ceiling, an extractor fan, tiled splash backs, acoustic panelling and a radiator.

First Floor Landing

From the entrance hall, a staircase rises to the first floor landing, where there are inset downlights to the ceiling, access to loft space, acoustic panelling and a radiator.



Bedroom One



This double bedroom is set at the front of the property and has a Juliette style balcony with uPVC French doors. There are fitted wardrobes with various hanging rails and shelving options, along with inset downlights to the ceiling, power points and a radiator.

En Suite



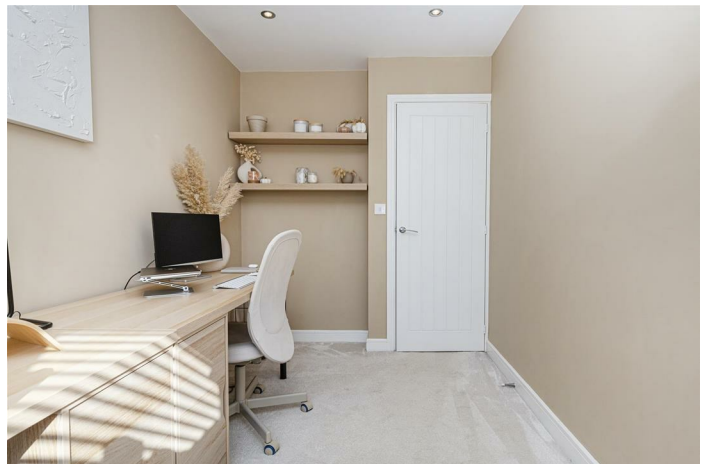
The modern white suite comprises a low-flush WC, a vanity hand basin with chrome mixer tap and a walk-in shower cubicle home to a mains-fed shower. The walls are tiled to dado height with a contrasting tiled floor, along with inset downlights to the ceiling, an extractor fan and a wall mounted chrome ladder style heated towel rail.

Bedroom Two



This double bedroom is set at the rear of the property and has two uPVC double glazed windows overlooking the garden. There are inset downlights to the ceiling, along with various power points and a radiator.

Bedroom Three



This double bedroom is currently utilised as a work from home study and has two uPVC double glazed windows overlooking the garden. There are inset downlights to the ceiling, along with various power points and a radiator.

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House Bathroom



The modern white suite comprises a low-flush WC, a vanity hand basin with chrome mixer tap and a panelled bath with mixer tap rising to a shower head. The walls are tiled to dado height with a contrasting tiled floor. There are inset downlights to the ceiling, along with an extractor fan and a wall mounted chrome ladder style heated towel rail. Additional light comes from the side elevation via a uPVC double glazed window.

External Details

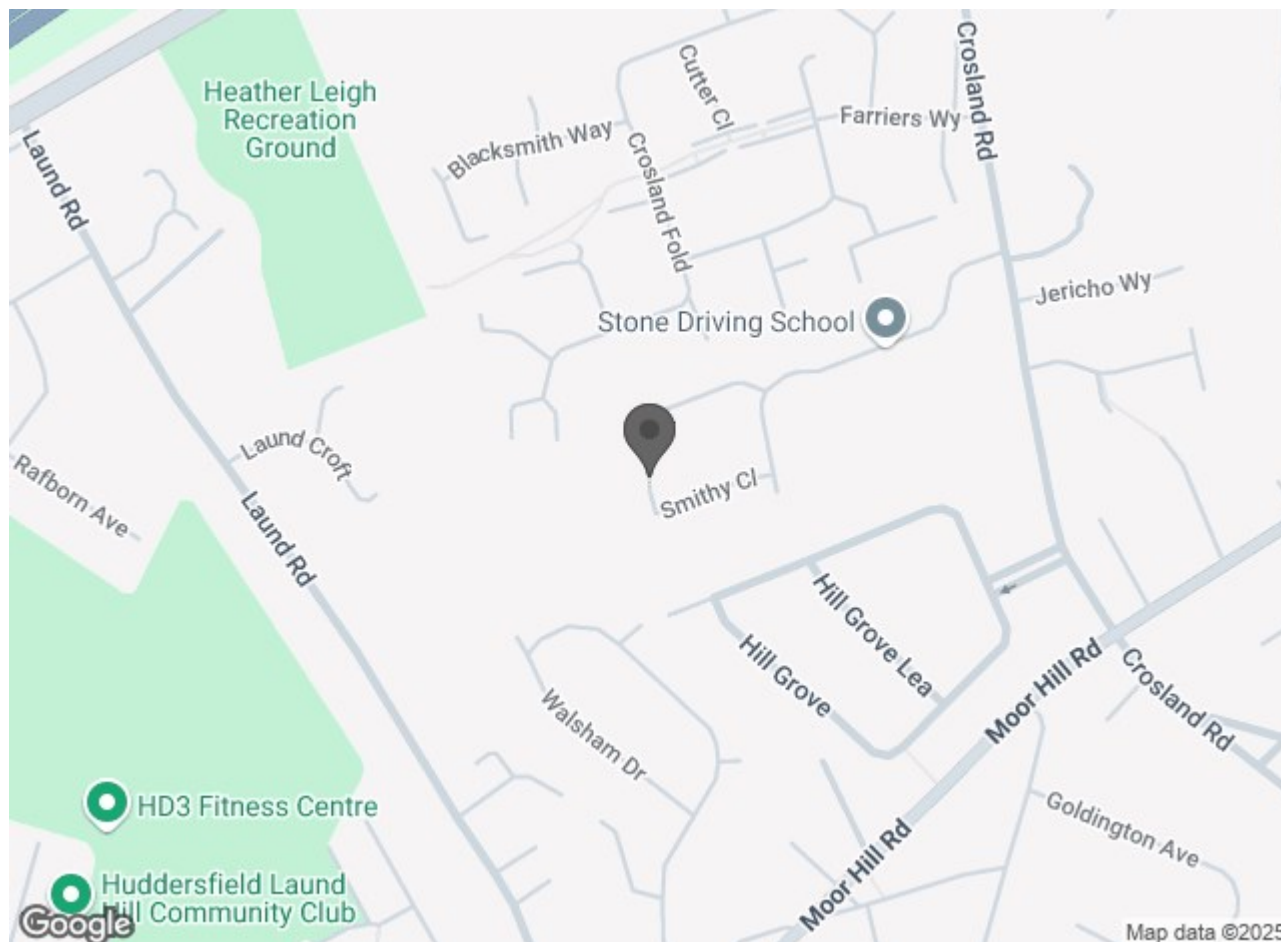
At the front of the property, there is a double tarmac driveway providing side by side parking and external power. Enclosed by perimeter fencing with side gate the rear garden enjoys a southernly aspect and is a real sun trap. Has been re designed and landscaped in recent times with a full width paved patio which adjoins the french doors within the dining/kitchen. There is outside water and power. Adjoining the patio is a level lawned garden in the far corner is a raised L shaped planter with shrubs and the opposite corner has a compsite shed/garden store.

Tenure

The vendor informs us the property is Freehold.

Smithy Close, Lindley Huddersfield,

Directions



**Smithy Close, Lindley
Huddersfield,**

DISCLAIMER

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