

martin-thornton.com
01484 508000



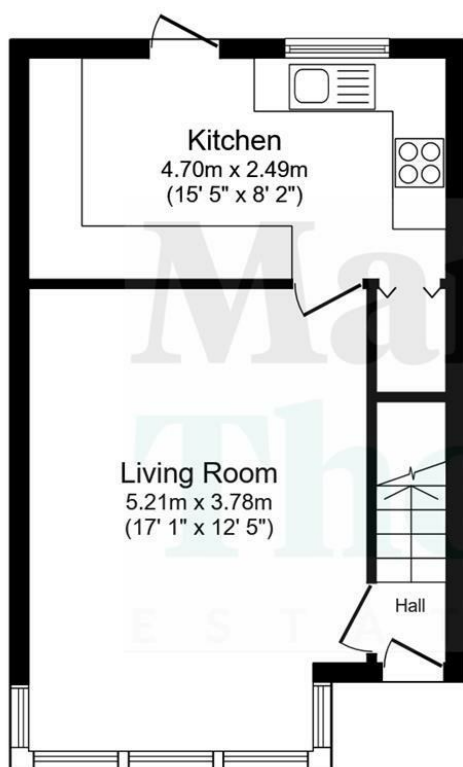
Lindley Avenue, Birchencliffe Huddersfield, Yorkshire

**Offers in the region of
£270,000**

This four-bedroom, end terrace in a block of just four has been substantially extended from its original design. It has a stylish and contemporary interior and is perfectly placed for local amenities in nearby Lindley Village, as well as access to the hospital and motorway. On the ground floor, the accommodation comprises an entrance lobby, large living room with bay window, breakfast kitchen with integrated appliances. On the first floor, the house bathroom has been updated in recent times and have a four-piece suite. There are four bedrooms, three of which are doubles. The property has a gas-fired central heating system and uPVC double-glazing. Externally, in front of the property, there is double/treble width parking. The rear garden has a block paved patio area, an artificial lawn and a timber decked seating area. The property is located in this well-regarded area, just around the corner from the park with a children's play area. It would also be an excellent commuter base.

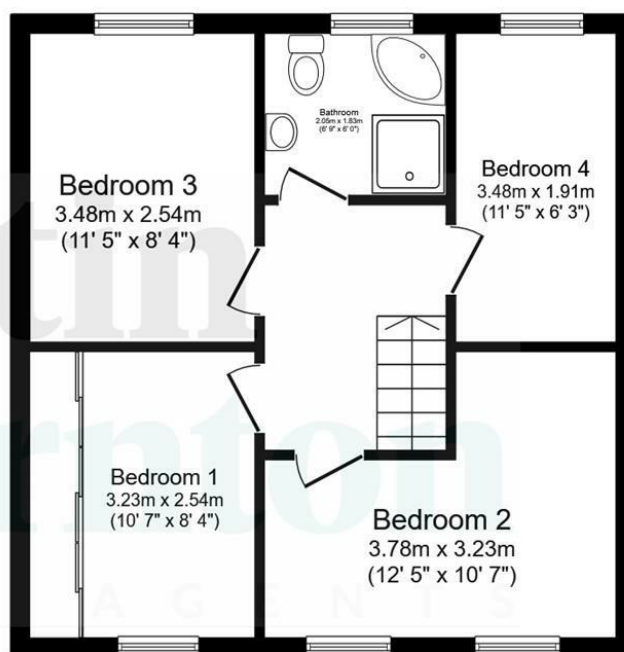
Lindley Avenue, Birchencliffe Huddersfield, Yorkshire

Floorplan



Ground Floor

Floor area 35.2 sq.m. (378 sq.ft.)



First Floor

Floor area 44.9 sq.m. (484 sq.ft.)

Total floor area: 80.1 sq.m. (862 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

Lindley Avenue, Birchencliffe Huddersfield, Yorkshire

Details



Entrance Lobby

A canopied open entrance provides shelter from the elements and a uPVC door with an opaque glazed panel gives access to the entrance lobby. This has a staircase rising to the first floor accommodation, space to store shoes and coats and an oak door leading into the living room.

Living Room

This good-sized reception room is positioned at the front of the property and is light and bright with neutral decor. It has a large walk-in bay window incorporating uPVC glazing. There are low-level storage cupboards and a raised and recessed living flame coal effect gas fire. The room has plenty of space for furniture and a radiator. An oak door leads into the breakfast kitchen.



Breakfast Kitchen

The breakfast kitchen is positioned at the rear of the property. It has an array of contemporary units to high and low levels, worktops, matching upstands and a stainless steel circular sink with mixer tap. Integrated appliances comprise a four-ring gas hob with fan oven beneath, splashback and stylish canopy filter hood, slimline dishwasher and washing machine. There is space for a freestanding American style fridge freezer and a large breakfast bar. The room has ceiling downlighting, a rear uPVC window and an external door. A good-sized under stairs storage cupboard houses the boiler for the central heating system.



Lindley Avenue, Birchencliffe Huddersfield, Yorkshire

Details



First Floor Accommodation

From the entrance lobby, the staircase rises to the first floor accommodation.



Bedroom One

This double bedroom is positioned at the front of the property and has long distance views via a uPVC window. There are built-in double and single wardrobes with storage cupboards above, provision for a wall-mounted TV and a radiator.



Bedroom Two

This double bedroom is positioned at the front of the property and is light and bright with twin uPVC windows allowing a similar view to that of bedroom one. It has plenty of space for furniture and two radiators.



Lindley Avenue, Birchencliffe Huddersfield, Yorkshire

Details



Bedroom Three

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



Bedroom Four

This good-sized fourth bedroom is multipurpose and could easily be used as a home office/study. It has space for a single bed and furniture, a uPVC rear window, ceiling downlighting and a radiator.



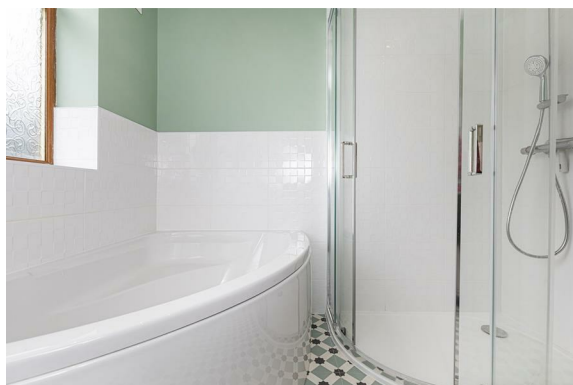
Lindley Avenue, Birchencliffe Huddersfield, Yorkshire

Details



Bathroom

The good-sized, stylish bathroom has been updated in more recent times. It has a corner double shower cubicle with an overhead waterfall style shower fitting and a hand-held shower attachment. There is a corner bath, a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, ceiling downlighting, an electric shave point and an upright chrome ladder style radiator. To the rear elevation is an opaque uPVC window.



External Details

At the front of the property is a double/treble width driveway providing parking. Steps lead up to the entrance door and a side pathway providing access to the rear garden. The rear garden is enclosed by perimeter fencing and has a full width block paved patio area adjoining the door from the dining kitchen. There are two steps up to the artificial grassed garden, a timber seating area and a timber storage shed. External lighting and water is available.



Tenure

The vendors inform us that the property is freehold.

Lindley Avenue, Birchencliffe Huddersfield, Yorkshire

Directions

