

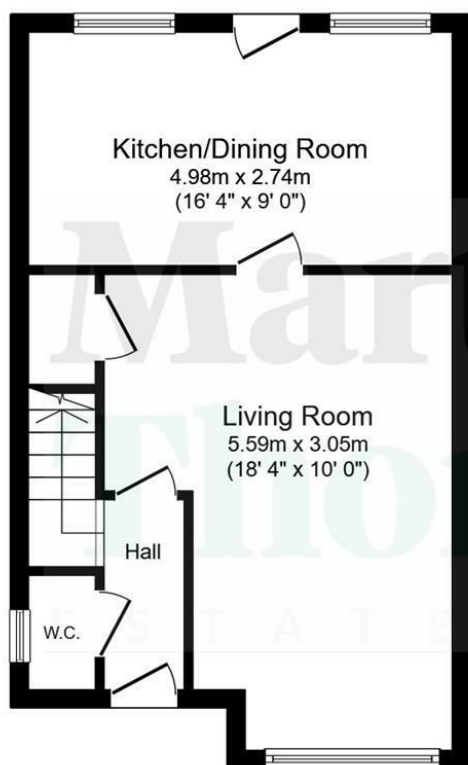
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Birkdale Avenue, Lindley Huddersfield,

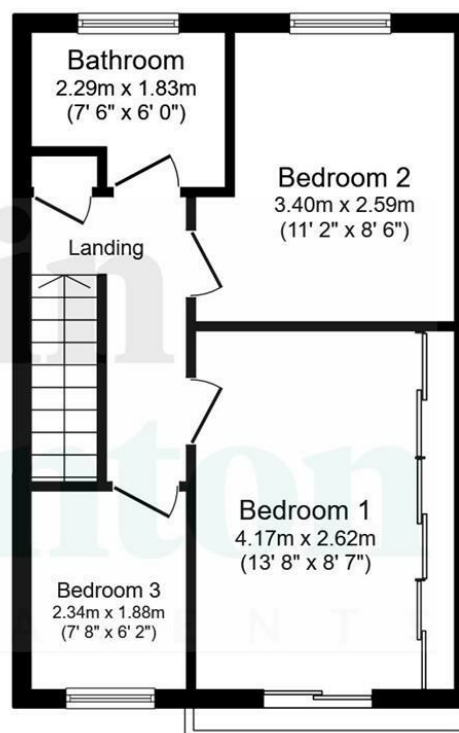
**Offers in the region of
£240,000**

This three-bedroom property is set to a cul-de-sac position, close to the centre of the popular village of Lindley with its various shops, bars and restaurants. The accommodation comprises a hallway, downstairs WC, living room and dining kitchen. On the first floor are three bedrooms (two of which are double) and the bathroom. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there is a garage positioned at the rear of the property with an up-and-over door. The rear garden has a paved seating area with an adjoining lawn, perimeter fencing and external water.



Ground Floor

Floor area 40.2 sq.m. (432 sq.ft.)



First Floor

Floor area 38.4 sq.m. (414 sq.ft.)

Total floor area: 78.6 sq.m. (846 sq.ft.)

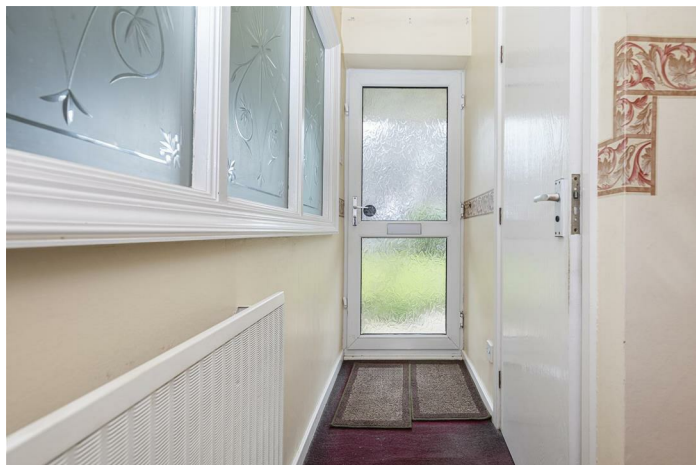
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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Entrance Hallway



An external uPVC door with opaque glazed panels gives access to the hallway. This has a staircase rising to the first floor accommodation and a radiator.

Downstairs WC



This room has a coloured two-piece suite comprising a wall-mounted hand basin with splashback and a low-level WC. There is a uPVC window to the side elevation and a radiator.

Living Room



This good-sized reception room is positioned at the front of the property and has a large window incorporating uPVC glazing. The room widens at one end and has a timber fire surround with a marble effect inlay and hearth, home to a living flame effect gas fire. There is a useful under stairs storage cupboard that houses the boiler for the central heating system, various wall light points and a radiator. A timber and glazed door leads to the dining kitchen.

Dining Kitchen



This room is positioned to the rear of property and runs the full width of the home. It is light and bright with two uPVC windows and a uPVC and glazed door giving access to the garden. The kitchen area has wall cupboards and base units with working surfaces and a one-and-a-half bowl sink with mixer tap. It has an integrated fridge, space for a

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freestanding cooker and plumbing for an automatic washer. The dining area can accommodate a formal dining table and has a radiator.

First Floor Landing



From the hallway, the staircase rises to the first floor landing which has a useful storage cupboard, which could be removed to create more space within the bathroom if deemed necessary.

Bedroom One



This double bedroom is positioned at the front of the property with a uPVC window and a radiator. It has a bank of sliding door wardrobes, two of which have a mirror finish.

Bedroom Two



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

Bedroom Three



This single bedroom is positioned at the front of the property with a uPVC window and a radiator.

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Bathroom

The vendor has informed us that the property is Freehold.



The three-piece suite comprises a timber panelled bath with a hand-held shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. It has a rear uPVC window and a radiator.

External Details



At the front of the property, there is a lawned garden area with shrubs and a driveway providing parking and access to the detached garage. The rear garden has a paved seating area with an adjoining lawn and perimeter fencing. There is external water.

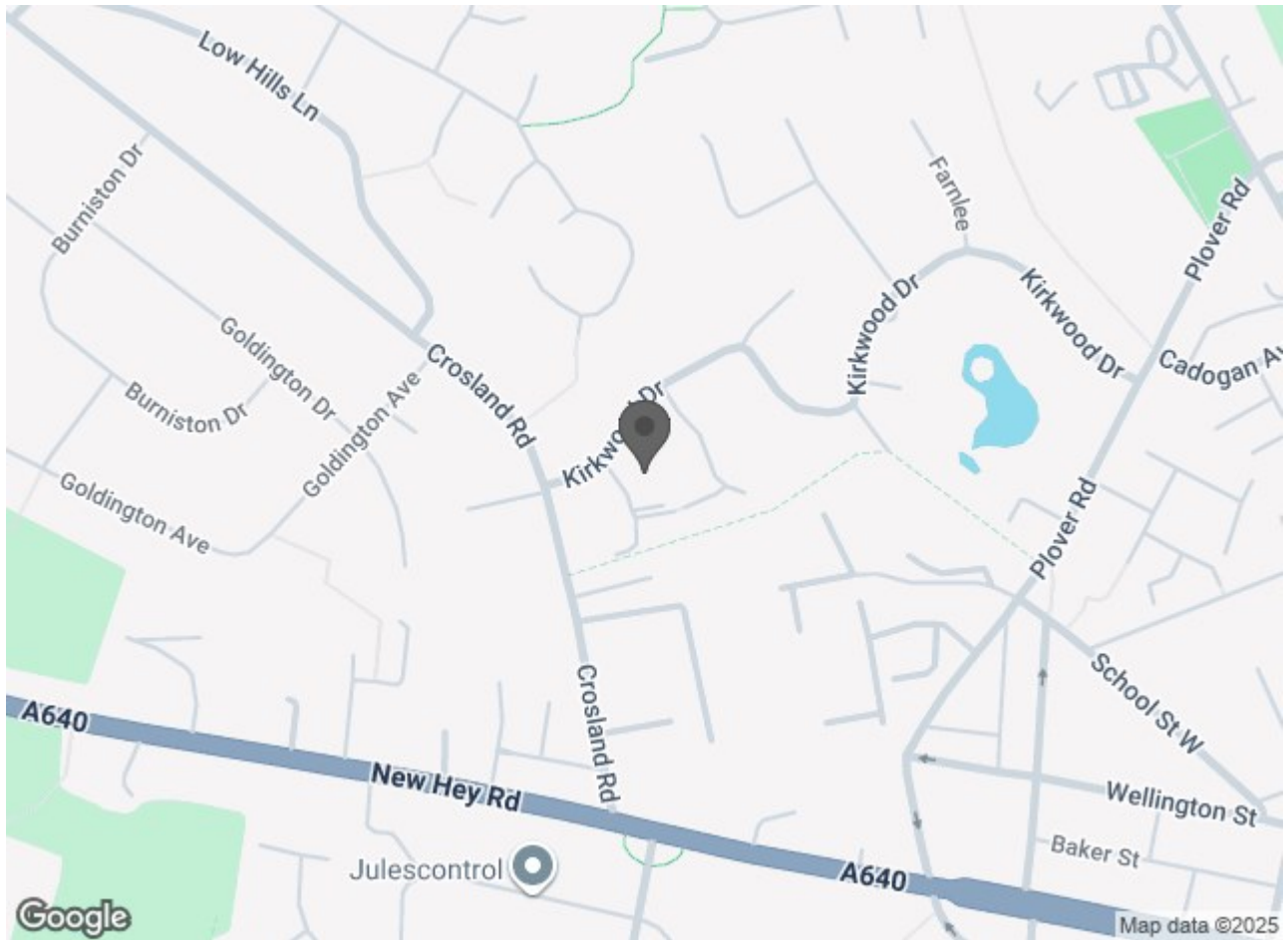
Garage

The garage is positioned at the rear of the property and has an up-and-over door.

Tenure

Birkdale Avenue, Lindley Huddersfield,

Directions



Birkdale Avenue, Lindley Huddersfield,

DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**