

[martin-thornton.com](http://martin-thornton.com)  
01484 508000



## Stirling Wood Close, Lindley Huddersfield,

**Offers in the region of  
£390,000**

### MARTIN THORNTON PLATINUM

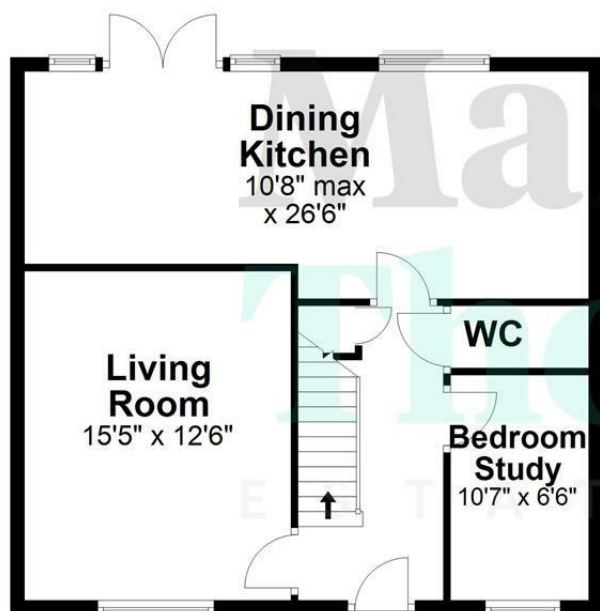
Situated in a lovely cul-de-sac position is this four/five-bedroom detached family home. The property may prove suitable to a professional couple looking to access the nearby M62 motorway network and Lindley Village with its various amenities, or the expanding family buyer requiring nearby recommended schooling. The accommodation comprises an entrance hall, living room, downstairs bedroom/study, downstairs WC and kitchen diner with integrated appliances. On the first floor, there are four double bedrooms, the master with an en suite, and a house bathroom. The property benefits from gas-fired central heating and uPVC double-glazing. Externally, at the front of the property, there is a low-maintenance garden area and a driveway leading to a detached stone built garage. At the rear, there is a lovely garden area, perfect for outdoor entertaining, benefitting from a southerly aspect.

**Stirling Wood Close, Lindley  
Huddersfield,**

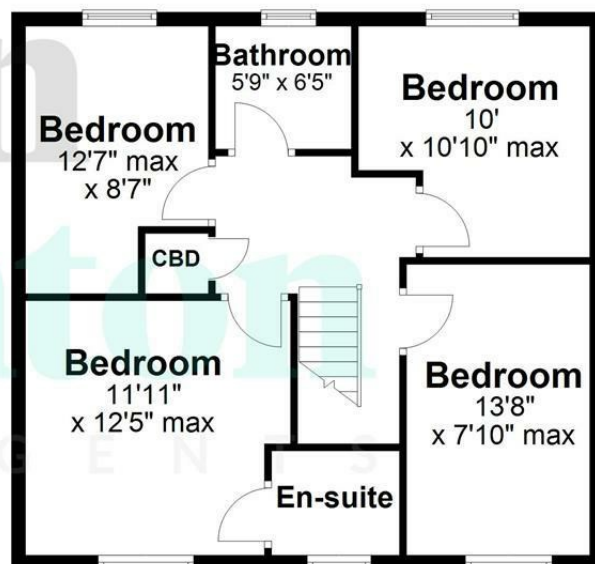
**Floorplan**



**Ground Floor**



**First Floor**



Total area: approx. 1446.2 sq. feet  
**Stirling Wood Close , Lindley, Huddersfield**

# Stirling Wood Close, Lindley Huddersfield,

## Details



### Entrance Hallway



A composite door with a double-glazed insert opens to the spacious entrance hallway, which has plenty of space for storing coats and shoes. There is an under stairs storage cupboard, currently home to a tumble dryer, laminate style flooring, two ceiling light points and a radiator. A timber door gives access to the living room.

### Living Room

This reception room has a uPVC window to the front elevation, along with feature panelling to one wall, a ceiling light point and a radiator.

### Downstairs Bedroom/Study/Games Room



This room has a similar outlook to the living room via a uPVC window. It is currently used as games room, but could be a downstairs bedroom. There is a ceiling light point and a radiator.

### Downstairs WC



This room has a white suite comprising a pedestal hand basin with a mixer tap and a low-level WC. There is a continuation of the laminate style flooring, along with an extractor fan, a ceiling light point and a radiator.

### Kitchen Diner



From the entrance hall, a timber door gives access to the kitchen diner, which enjoys a continuation of the laminate style flooring. The kitchen area has a range of wall and base cupboards, drawers, roll-edge worktops extending to form a breakfast bar, matching upstands and a stainless steel sink. Integrated appliances include a double oven and hob with overlying canopy style filter hood with inset downlights. There is space for a freestanding fridge freezer, plumbing for a washing machine, an extractor fan, ceiling downlighting and a radiator. A uPVC window provides a pleasant outlook over

# Stirling Wood Close, Lindley Huddersfield,

## Details



the rear garden and beyond. The dining area has plenty of room for a table, a continuation of the oak style laminate flooring, a ceiling light point and a radiator. French doors lead to the rear garden.

### First Floor Landing

From the entrance hall, a staircase leads to the first floor landing, where there is a ceiling light point and a radiator. There is a useful storage cupboard with shelving, perfect for storing linen, etc., and access to loft space.

### Bedroom One



This double bedroom is positioned at the front of the property and has a pleasant outlook via a uPVC window. It has feature panelling to one wall and wall-length fitted wardrobes with hanging rails and shelving. There is plenty of space for furniture, a ceiling light point and a radiator. A door leads to the en suite shower room.

### En Suite Shower Room



The en suite comprises a shower cubicle with a glass screen, home to a mains fed shower, a wall-mounted hand basin with mixer tap and a low-level WC. The walls are tiled with contrasting tiled flooring. There is a wall hung vanity unit, a ceiling light point, an extractor fan and a chrome ladder style heated towel rail. A uPVC window allows natural light from the front elevation.

### Bedroom Two



This double bedroom is positioned at the rear of the property and has a pleasant outlook via a uPVC window. It has a dado rail, a ceiling light point and a radiator.

# Stirling Wood Close, Lindley Huddersfield,

## Details



### Bedroom Three



This double bedroom is positioned at the front of the property and has a pleasant outlook via a uPVC window. It has a ceiling light point and a radiator.

### Bedroom Four



This double bedroom has a pleasant outlook over the front elevation via a uPVC window. It has a ceiling light point and a radiator.

### House Bathroom



The bathroom has a white suite comprising a panelled bath with twin taps and a shower over, a wall-mounted hand basin with mixer tap and a low-level WC. The walls are tiled with contrasting tiled flooring. There is a wall-hung mirror, an electric shaver point, a ceiling light point, an extractor fan and a chrome ladder style heated towel rail. A uPVC window allows natural light from the rear elevation.

### External Details



At the front of the property, there is a low-maintenance garden with a mature shrubbery border and a flagged pathway leading up to the front door. There is an outdoor wall light point. A tarmac driveway leads to a detached garage. A timber gate gives access to the rear garden, which has a raised patio area, security lighting, and power and water points. Stone steps lead down to a lawned garden and

# Stirling Wood Close, Lindley Huddersfield,

## Details



a decked area, which is the perfect place for outdoor entertaining. The rear garden benefits from a southerly aspect.

### Garage

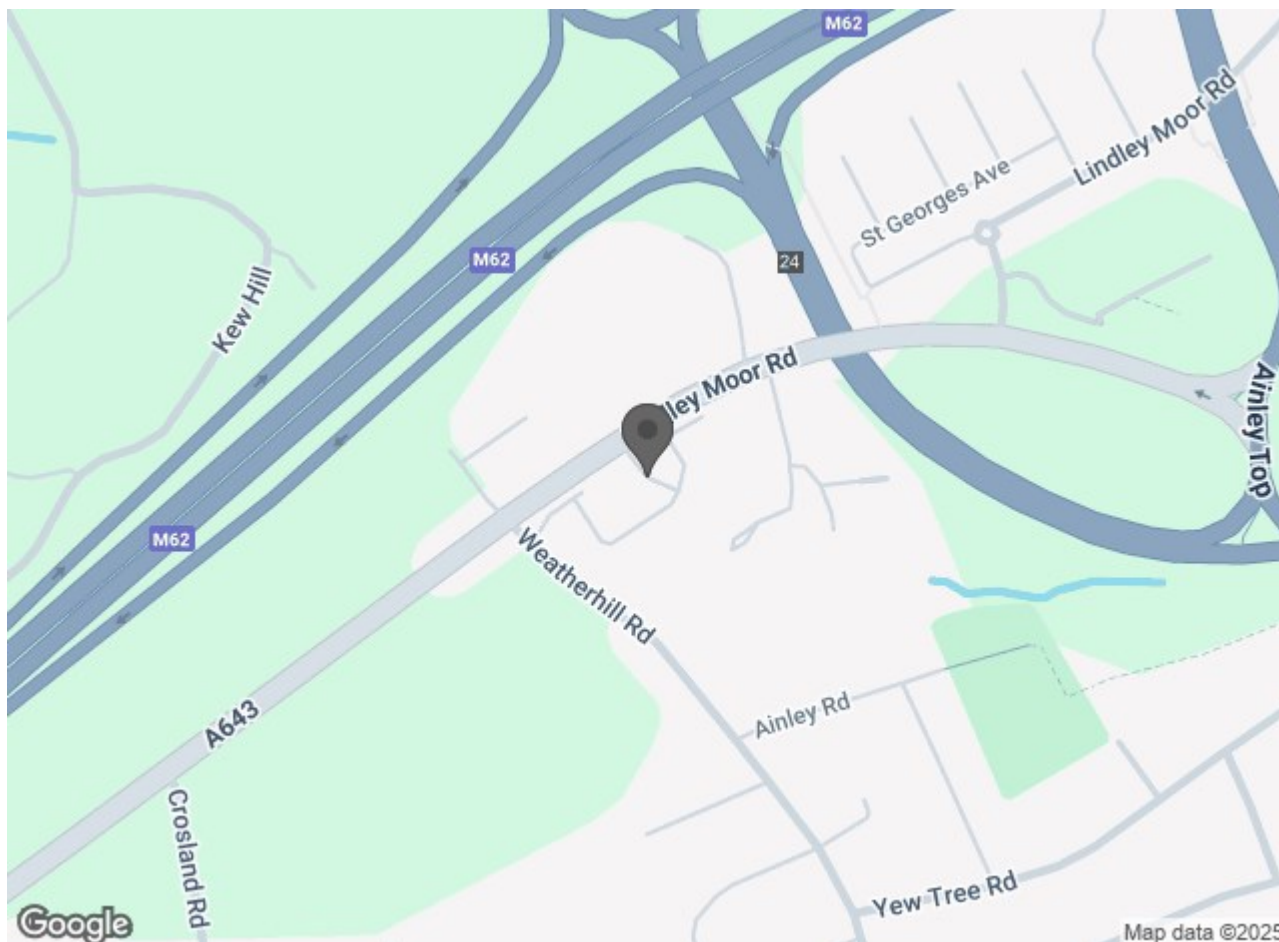
The detached garage has an up-and-over door, power and light. There are power points located at the back of the garage.

### Tenure

The vendor has informed us that the property is Freehold.

# Stirling Wood Close, Lindley Huddersfield,

Directions



# **Stirling Wood Close, 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.**