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Hall Lee Fold, Lindley Huddersfield,

Offers over £460,000

MARTIN THORNTON PLATINUM

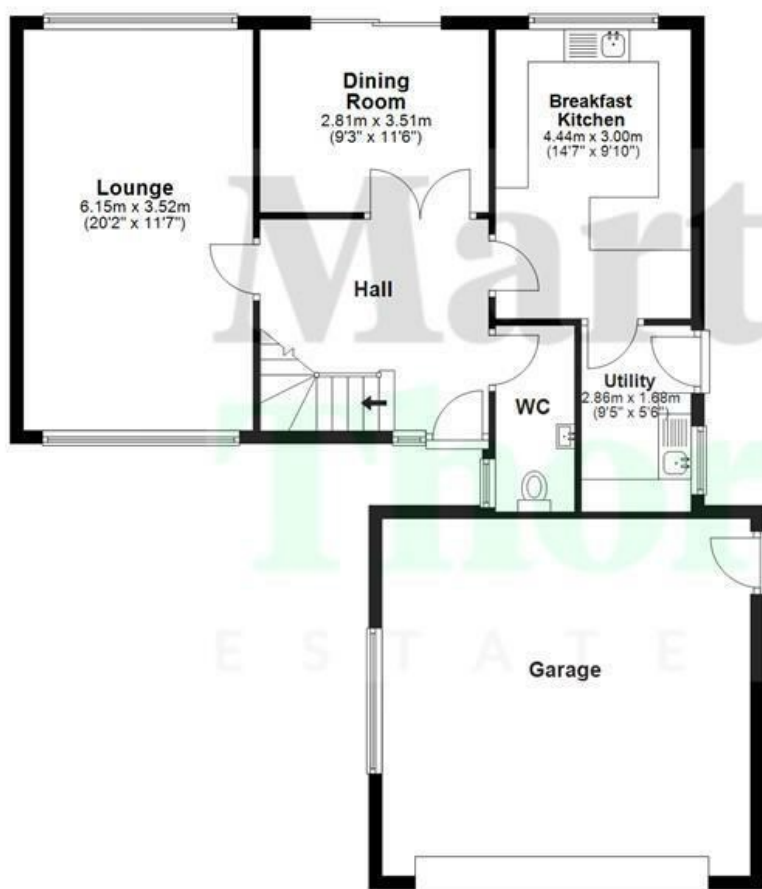
This four double bedroom, detached stone built family home is situated amongst other quality properties. It has a driveway and a double garage, and is located only a short distance from the popular village of Lindley with amenities and recommended local schooling. It is a perfect commuter base with easy access to the M62 motorway network. The spacious accommodation comprises an entrance hall, downstairs WC, Kitchen, utility, dining room with patio doors and a large living room. On the first floor, there are four bedrooms, the master with an en suite shower room, and a family bathroom. The property benefits from gas-fired central heating, timber framed double glazing and a security system. Externally, there is a large double garage, parking for two cars and a good-sized garden to the rear with a seating area.

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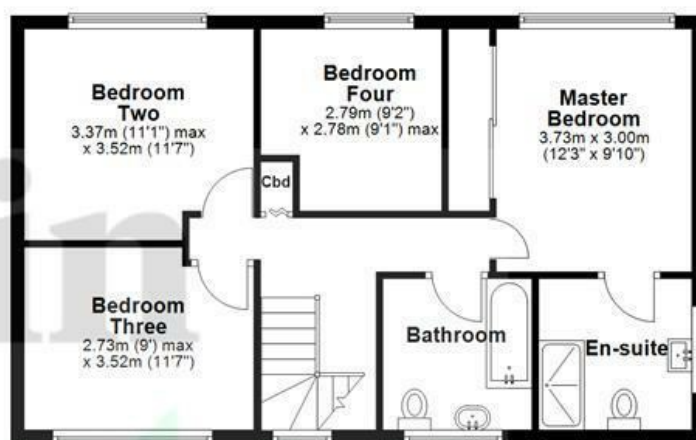
Floorplan



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Entrance Hall

A timber door with a glazed wide panel opens to the spacious entrance hall. This has a Hall and Rhodes alarm system, along with coving to the ceiling, a ceiling light point and a radiator. There is a useful under stairs storage cupboard and a balustrade and spindle staircase rises to the first floor. Access can be gained to the following rooms:

Downstairs WC

The modern white suite comprises a pedestal hand basin and a low-level WC. It has laminate style flooring, appropriate tiling to the walls, a ladder style heated towel rail, coving to the ceiling and a ceiling light point. There is a timber and glazed window to the side elevation.



Breakfast Kitchen

The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops, a composite one-and-a-half bowl sink unit and brick style tiled surrounds. The worktops extend to form a breakfast bar. Integrated appliances comprise an overlying extractor hood and a timber and glazed window provides natural light overlooking the rear elevation. There is space for a freestanding cooker and a freestanding fridge freezer and dishwasher. The room has two ceiling light points and a radiator. A timber door gives access to the utility.



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Utility

This room has a range of wall and base cupboards, plumbing for an automatic washing machine and space for a dryer. It has a composite sink with twin taps, coving to the ceiling and a ceiling light point. There is a timber window to the side elevation and a timber door with a glazed insert providing access to the side of the property.



Dining Room

The dining room is positioned at the rear of the property and has a pleasant outlook via a timber patio door, giving access to the garden. It has coving to the ceiling, a ceiling light point and a radiator.



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Living Room

The living room has lots of natural light from the front and rear elevations. It has plenty of room for freestanding furniture, along with coving to the ceiling, a ceiling light point and two radiators.



First Floor Landing

From the entrance hall, a spindle staircase gives access to the first floor landing, where there is a lovely arched window to the front elevation. There are two ceiling light points, access to loft space and a radiator. A storage cupboard is home to the water tank.

Bedroom One

This double bedroom is positioned at the rear of the property and has a pleasant outlook over the garden and beyond via a timber framed window. It has mirrored sliding door wardrobes with hanging rails and shelving, along with coving to the ceiling, a ceiling light point and a radiator. A door leads to an en suite shower room.



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En Suite Shower Room

The modern white suite comprises a walk-in shower, home to a mains fed shower, a trough style vanity hand basin with storage beneath and a low-level WC with a concealed cistern. There is vinyl style flooring, tiling to the walls, coving to the ceiling, a ceiling downlight point and a ladder style heated towel rail. There is a timber and glazed window to the side elevation.



House Bathroom

The white suite comprises a tiled bath with twin taps, a hand basin with a mixer tap and a low-level WC with a concealed cistern. It has laminated style flooring, tiled walls, coving to the ceiling, ceiling downlighting and a wall hung chrome ladder style heated towel rail. A timber window overlooks the front elevation.



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Bedroom Two

This double bedroom is positioned at the rear of the property and has a pleasant outlook over the garden and beyond via a large timber framed window. It has coving to the ceiling, a ceiling light point and a radiator.



Bedroom Three

This double bedroom is positioned at the front of the property and has a timber framed window. There is plenty of space for furniture, coving to the ceiling, a ceiling light point and a radiator.



Bedroom Four

This double bedroom is currently utilised as a work from home study. It has a timber framed window overlooking the rear elevation, coving to the ceiling, a ceiling light point and a radiator.



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External Details

At the front of the property, there is a lawned garden with mature shrubbery borders and a flagged pathway leads to a porch, which gives access to the front door. There is outdoor lighting and a flagged pathway leading around the side of the property to a timber gate which gives access to the rear garden. A further timber gate gives access to the rear garden to the right-hand side of the property, where there is an outside water point and a flagged pathway. The garden has a flagged patio area, perfect for outdoor entertaining, and a lawned area with walled and mature shrubbery borders.



Double Garage

A tarmac driveway leads to a detached double garage with an up-and-over door, power and light. It has a separate entrance via timber and glazed door and natural light via three timber framed windows to the side elevation. The garage is home to the Baxi central heating boiler and has space for utilities. It is currently used as a workshop and has additional storage space in the eaves.

Tenure

The vendor informs us the property is freehold.

Hall Lee Fold, Lindley Huddersfield, Directions

