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Crosland Fold, Lindley Huddersfield,

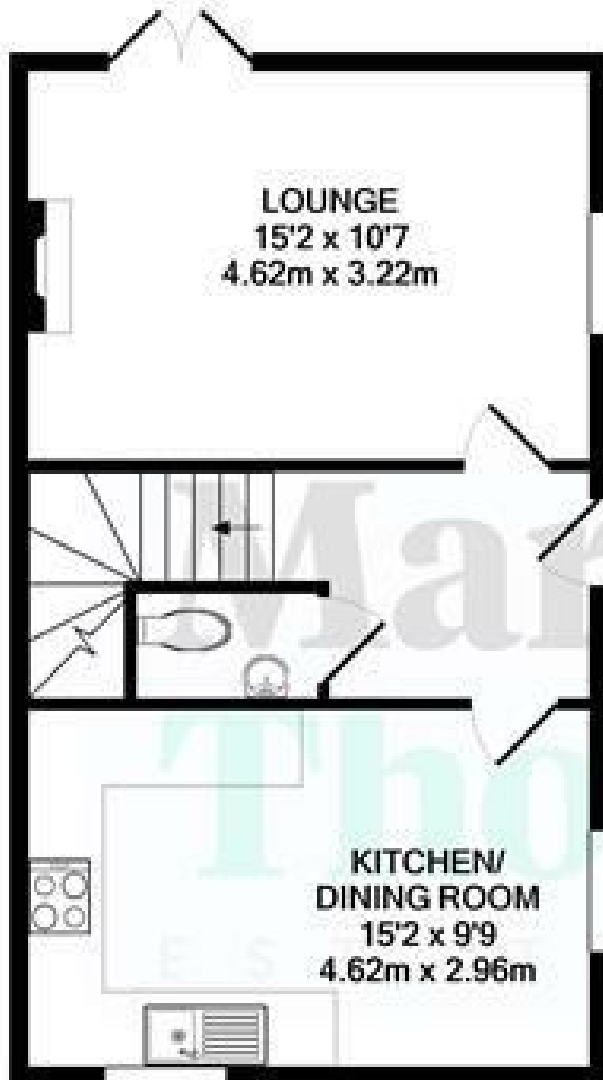
Offers over £260,000

UNEXPECTEDLY RE-OFFERED!!

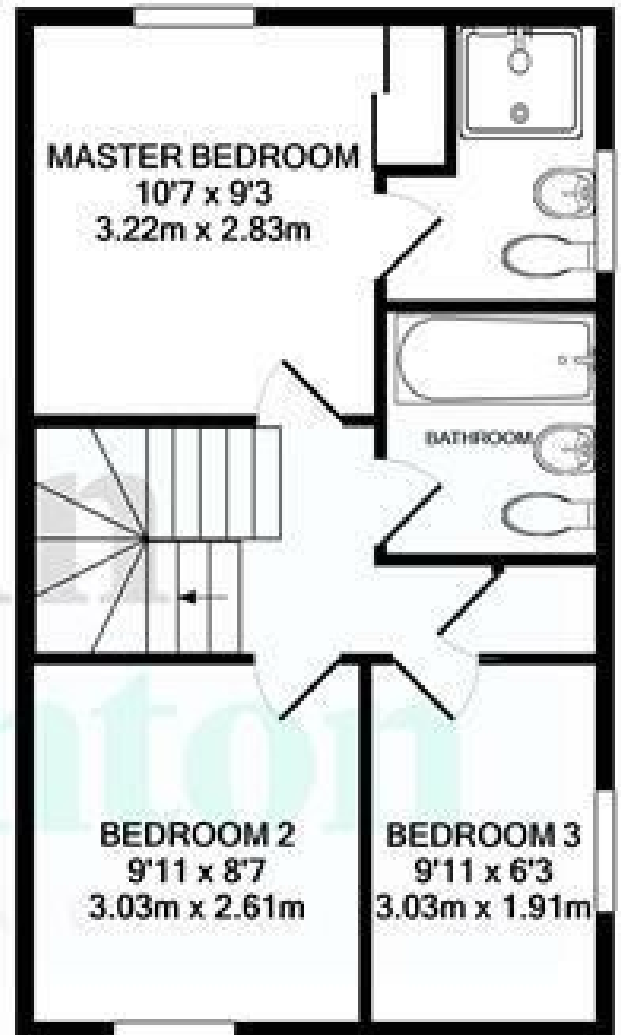
Set to this recently constructed, popular residential development, to the fringes of Lindley village, betwixt Leeds and Manchester, is this well-appointed, three bedroomed, semi-detached home. The property was constructed by Taylor Wimpey circa 2018. Internally, the property briefly comprises entrance hall, cloakroom / WC, dining kitchen, complete with Zanussi integrated appliances, and a good sized lounge. To the first floor there are three good sized bedrooms, the Master enjoying an en-suite shower room, and a modern, stylish, house bathroom. The property benefits from gas central heating and is full uPVC double glazed. Externally, there is a small lawned garden to the front elevation and a driveway. There is a good sized side garden with an artificial turfed area and flagged patio.

**Crosland Fold, Lindley
Huddersfield,**

Floorplan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Details



Entrance Hall

A composite style door with double glazed leaded insert opens to the entrance hall. There is a ceiling light point and a radiator. A staircase rises to the first floor.



Cloakroom / WC

Having a modern white suite comprising low flush WC and a pedestal hand basin with chrome monobloc tap over. There is a ceiling light point, an extractor fan, a radiator and a contrasting tiled floor.



Lounge

This principal room enjoys natural light from two elevations courtesy of a uPVC double glazed window to the front and a pair of French, uPVC double glazed doors leading onto the patio and garden. There are two ceiling light points and two radiators.



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Details



Dining Kitchen

Acting as the hub of this lovely family home, the kitchen has a range of modern, high gloss base cupboards, drawers and roll-edged worktops with matching upstands and wall cupboards over. There are integrated Zanussi appliances including split level hob and oven with overlying extractor hood. There is an integrated microwave, fridge, freezer, dishwasher and an automatic washer. Natural light comes from two elevations via uPVC double glazed windows. There are two ceiling light points and a radiator.



First Floor Landing

A staircase rises from the entrance hall to the first floor landing, where there is access to loft space, a ceiling light point and a built-in linen cupboard.



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Details



Bedroom One

The Master Bedroom has two uPVC double glazed windows overlooking the side garden. There is a central ceiling light point, a TV aerial point and a radiator.



En-Suite

Having a modern white suite comprising low flush WC and a vanity hand basin with chrome mixer tap over. Bi-folding doors lead to the shower cubicle, home to an electric, Aquiline shower unit. The walls are predominantly tiled to dado height and there is a contrasting floor. There is a ceiling light point, an extractor fan and a radiator.



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Bedroom Two

This double bedroom has two uPVC double glazed windows looking down onto the driveway below. There is a central ceiling light point and a radiator.



Bedroom Three

This good sized single bedroom is currently utilized as a 'work from home' office. There are two uPVC double glazed windows looking out onto the front elevation. There is a central ceiling light point, various power points and a radiator.



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Details



House Bathroom

Having a modern white suite comprising low flush WC and a half pedestal hand basin with a chrome monobloc tap over. There is a panelled bath with matching chrome monobloc tap. The walls are part-tiled to dado height and there is a contrasting floor. There is a central ceiling light, an extractor fan and a radiator. Natural light comes from the front elevation via a uPVC double glazed window.



External Details

To the front of the property there is a small lawned garden. To the side of the property there is a tarmacked driveway, suitable for parking for several vehicles. From the lounge, a set of French uPVC double glazed doors lead out to a good sized, fenced and walled, enclosed, artificial lawned garden with feature patio area.



Tenure

The vendor has informed us that the property is Freehold.

Crosland Fold, Lindley Huddersfield,

Directions

