

BOULTONS

Terrain Map



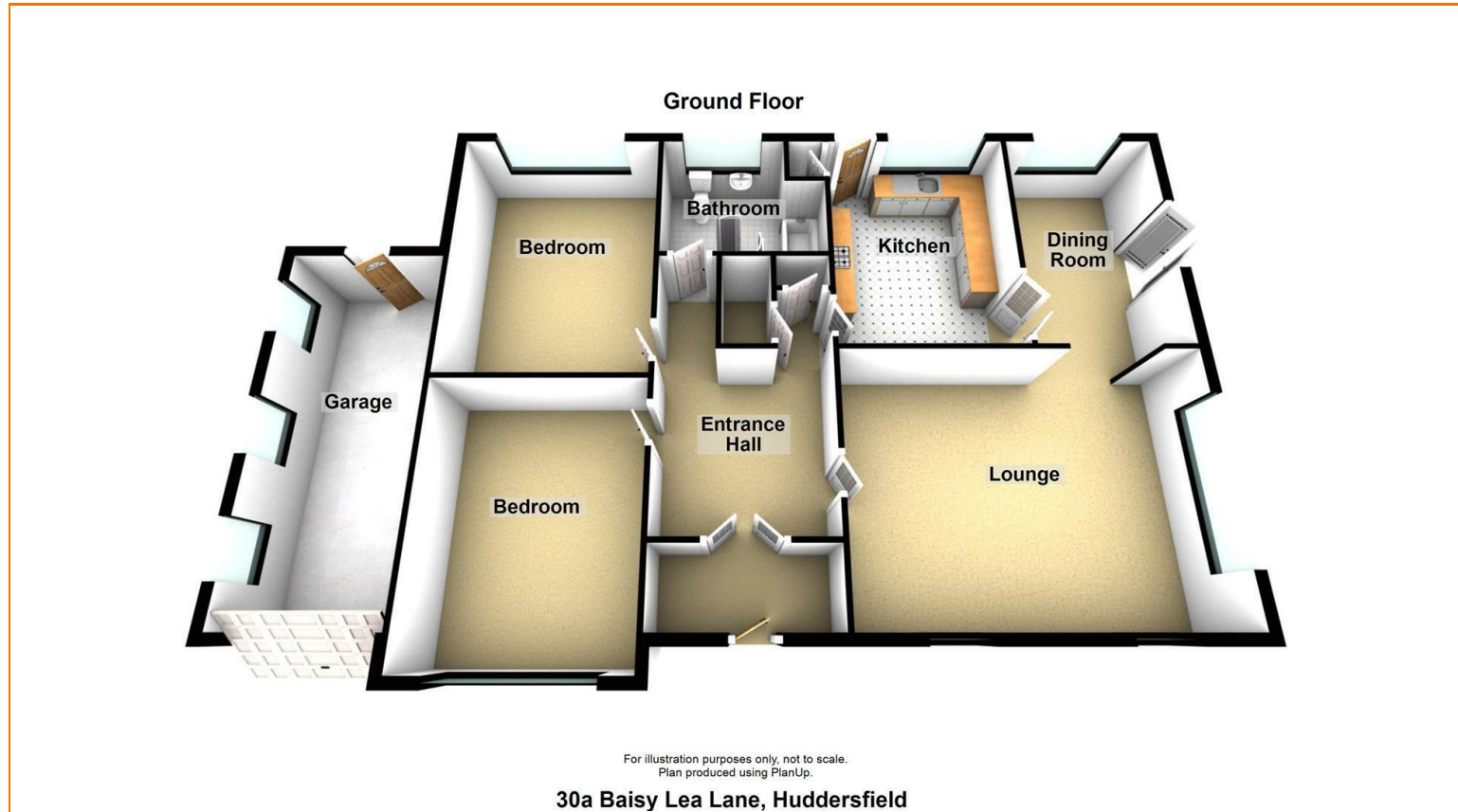
Hybrid Map



Terrain Map



Floor Plan



Daisy Lea Lane
Lindley, Huddersfield, HD3 3LP

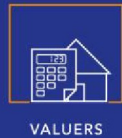
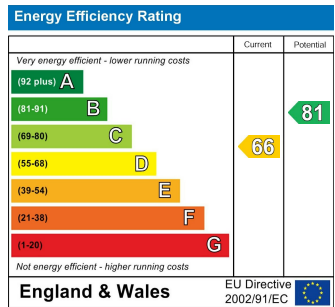
Offers Around £450,000



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Daisy Lea Lane

Lindley, Huddersfield, HD3 3LP

Offers Around £450,000



**** NO ONWARD CHAIN **** SUPERB PLOT **** PREMIUM LOCATION **** 2 DOUBLE BEDROOMS **** 2 RECEPTION ROOMS **** A DETACHED TRUE BUNGALOW **** TUCKED AWAY POSITION YET CONVENIENT FOR DAILY AMENITIES **** RARELY OFFERED TO THE MARKET **** GOOD BASE FOR THE M62 **** NEAR TO THE LOCAL RECREATION AREA & BOWLING CLUB **** WELL CARED FOR **** GENUINELY SPACIOUS **** VIEWING ADVISED ***

ACCOMMODATION

All on one ground floor level.

ENTRANCE VESTIBULE

9'10" x 3'8"

A uPVC double glazed front door with leaded and coloured glass inset allows access into this Entrance Vestibule. Enjoying an abundance of natural light via two uPVC double glazed windows either side of the front door, with a central heating radiator and attractive bespoke oak framed internal doors and windows with etched glass design giving access into the reception hall.

ENTRANCE HALL

9'10" x 10'7"

With decorative coving, ceiling rose, central heating radiator, useful shelved cupboard storage space housing the alarm control panel and with double cupboard storage units above. A loft hatch allows access to the roof void. There is a second walk-in cloaks cupboard storage space adjoining an inner lobby which leads to the kitchen and a further boiler/linen cupboard where the Vaillant boiler is housed. Also with further cupboard storage over.

LOFT SPACE

Accessed via a pull-down ladder, currently utilised for storage, being partially boarded in the main section and with power and light.

LOUNGE

20'0" x 14'11"

Enjoying good levels of natural light via the hardwood double glazed picture window positioned to the side of the property plus two timber framed double glazed windows to the front elevation

with privacy glass inset. The picture window to side of the property is predominantly Southerly facing. There is decorative coving, two central heating radiators and the focal point for the room is an attractive coal effect living flame gas fire with a traditional, ornate surround and marble back and plinth. Semi open plan design with a feature arch leading through to the formal dining room which positioned to the side and rear of the property, adjacent to the kitchen and lounge.

DINING ROOM

14'0" x 8'7"

Also with good levels of natural light via the uPVC double glazed picture window to the rear elevation overlooking the garden and a pair of hardwood double glazed French doors leading out to the exterior of the property and its patio area. Internal glazed doors give further passage to the kitchen to the rear of the property.

KITCHEN

10'9" x 13'1"

Fitted with a range of wall and base units in a white colour scheme with complementary stone effect workings surfaces incorporating a one a half bowl stainless steel inset sink unit with mixer tap over. The kitchen is further equipped with provision for an electric cooker and plumbing for a washing machine. There are part tiled splashbacks around the preparation areas and a complementary tiled floor covering. There is provision for a tallboy fridge/freezer, central heating radiator and a useful pantry cupboard storage unit where the tiled flooring is continued. A uPVC double glazed window takes in the attractive aspect over the rear garden and beyond and a convenience door positioned to the rear elevation gives access to the exterior..

BEDROOM

14'11" max x 11'10" max

Having a uPVC double glazed window positioned to the front elevation, a central heating radiator and a range of fitted bedroom furniture comprising two double robes with cupboard storage over and two base level three quarter height cupboard units with shelving within. There is provision for a wall mounted television and an array of plug sockets and decorative coving.

BEDROOM

11'10" x 15'3"

With a large picture a uPVC double glazed window to the rear elevation taking in the attractive outlook over the garden and wooded backdrop beyond. A central heating radiator, decorative coving and with fitted bedroom furniture comprising two double robes with centrally positioned mirror door fronts and matching dresser/drawer units. Decorative coving, a central heating radiator, provision for a wall mounted television and also with an array of electrical sockets.

HOUSE BATHROOM, at the rear

9'9" max x 8'0" max

Well fitted with a modern four piece suite comprising panel bath, quadrant shower, low flush wc and vanity hand wash basin with mixer tap over. There are tiled walls, slate, tile effect flooring, two heated towel rails and a uPVC double glazed window with privacy glass inset. There is a fitted medicine cupboard, wall hung mirror and a mobility assistance handrail adjacent to the wc.

OUTSIDE

Extensive and established gardens surrounding the property extend to a large gated driveway at the front which lead to an attached garage. The primary gardens at the rear are predominantly laid to lawn and have planted pockets, beds and offer a good degree of privacy. The patio area at the side has a fitted play "gym" and also provides a good seating area for entertainment and alfresco dining.

GARAGE

22'4" x 10'0"

With a remotely operated electric door, a personnel door to the

rear elevation allowing easy access to the garden, gas meter, electric meter fuse board, power and light and a utility style arrangement with power points for additional white goods at the rear of the garage.

COUNCIL TAX BAND

Band E in the metropolitan borough of Kirklees.

TENURE

We understand that the property is a freehold arrangement.

AGENTS NOTES

Due to the fact that the property occupies such a generous plot and is situated in such a popular location we understand that some potential purchasers may consider the development and remodelling of the property. We would advise you to seek the advice of a qualified planning expert or take the time to contact KMC planning for their input. The property is located within the conservation area and has some blanket tree preservation orders nearby and we would also draw your attention to a historic conditional planning consent namely 2013/62/92705/W for the erection of a detached garage with storage in the roof space.

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Boultons E.A are required to qualify the status of any prospective purchaser, including the financial position of that purchaser and their ability to exchange contracts. For us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD SUBJECT TO CONTRACT' each prospective purchaser will be required to demonstrate that they are financially capable to proceed with the purchase of the property.

