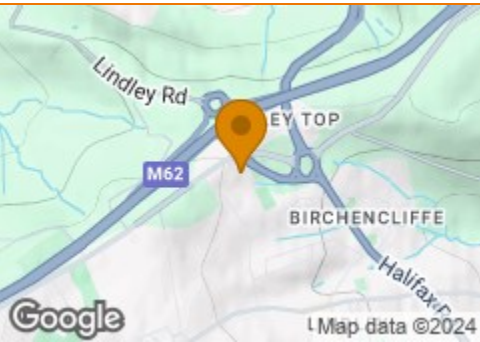


BOULTONS

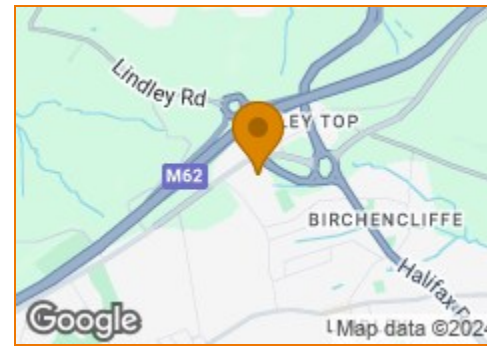
Terrain Map



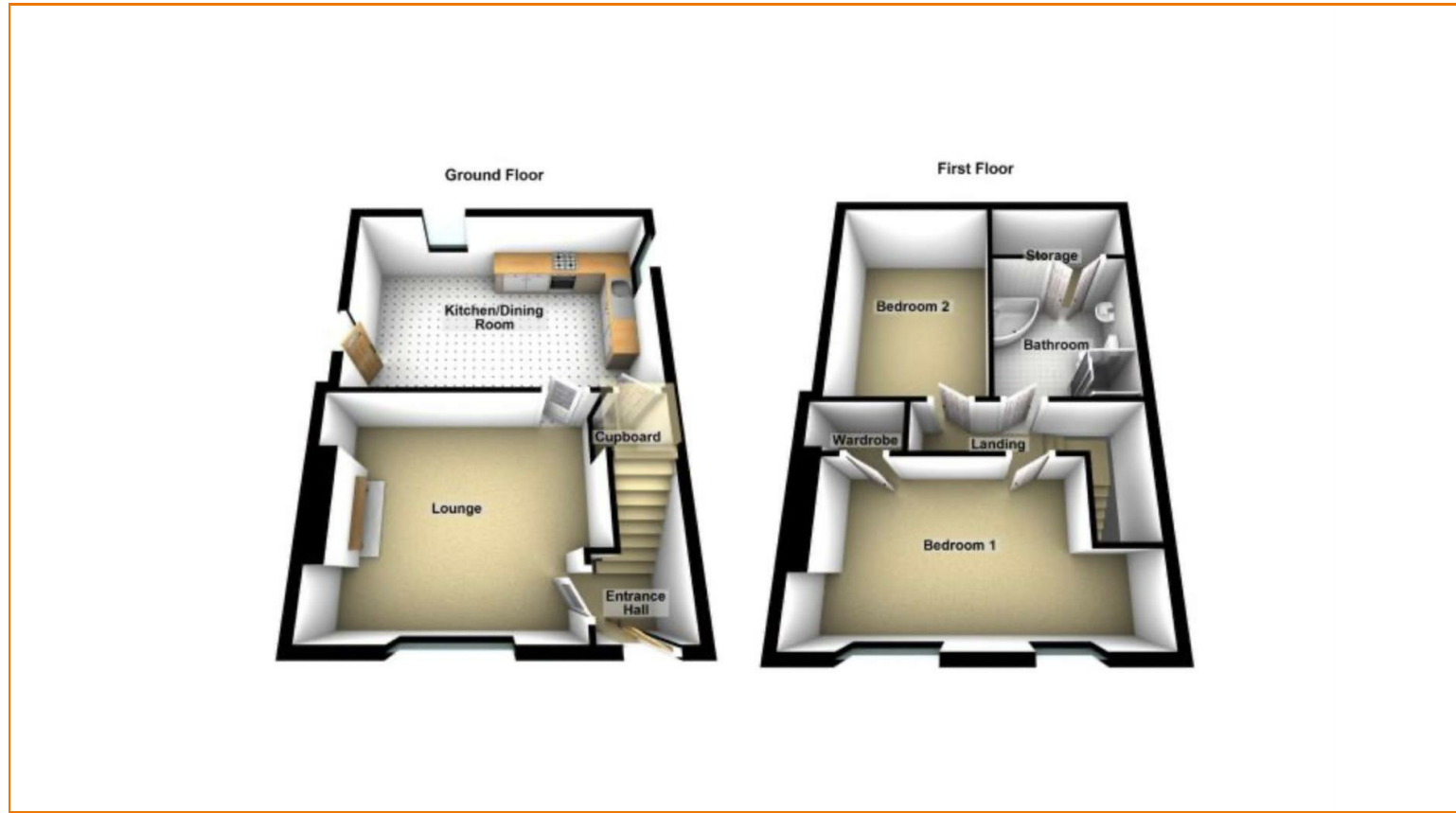
Hybrid Map



Terrain Map



Floor Plan



Warren House Lane

Lindley, Huddersfield, HD3 3RS

Offers Around £220,000



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CHARTERED SURVEYORS



AUCTIONEERS



ESTATE AGENTS



VALUERS



LETTING AND MANAGEMENT SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS



Warren House Lane

Lindley, Huddersfield, HD3 3RS

Offers Around £220,000

level WC, pedestal hand wash basin, a spacious corner panelled bath and a separate, independent double shower enclosure. There is a laminate floor covering, part tiled splashbacks and inset spot lighting within the ceiling. Hidden away at the rear of the room, in the eaves and behind double doors is a most useful utility which features plumbing for a washing machine and also houses the combination boiler.

OUTSIDE

The subject property owns a small piece of land to the front of the property. This adjoins a shared drive which has three properties directly onto it (the other two also have garages). To the rear is a landscaped garden with paved sun terrace/stone patio seating area, a well tended garden which is mainly laid to lawn and is securely enclosed and attractive.

TENURE

We believe that the property and rear garden are on two separate freehold titles, which are both owned by the vendor and being sold together under this asking price.

COUNCIL TAX BAND A



*** TUCKED AWAY POSITION *** YET IDEAL FOR COMMUTERS *** BEAUTIFULLY PRESENTED *** SPACIOUS *** OFFERED WITH NO ONWARD CHAIN ***

Well set back from the hustle and bustle while still close enough to take advantage of the fashionable amenities of Lindley, the shops and services at Salendine Nook and the nearby towns of Halifax, Brighouse and of course Huddersfield itself. Nestled within a hamlet of cottages is this charming and well appointed home which is well worthy of a detailed inspection which will reveal: A comfortable lounge, a generous and fitted living/dining kitchen, a most spacious and well appointed bathroom plus 2 spacious double bedrooms. Outside you will find off road parking and to the rear is a landscaped cottage garden. Regional financial centres are also brought within easy reach via the M62 which is located on the doorstep. As one would expect to find in a property that is "move in ready" there is a gas fired central heating system and sealed unit double glazing.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Access is gained via a double glazed door opening into the entrance hall. Having laminate flooring, a radiator and a staircase rising to the first floor.

LOUNGE

14'10" x 12'5"

A spacious and comfortable room boasting an Inglenook style fireplace providing the main focal point of the room which in turn incorporates a gas stove. There are exposed beams to the ceiling, provision for wall lighting, a radiator and there is a double glazed window to the front elevation.

KITCHEN/DINING ROOM

17'8" x 11'9"

A most spacious and sociable room, fitted with a range of wall and base units with worktops atop the base units and drawers and which incorporates a stainless steel inset sink unit with mixer tap over. Further equipped with integrated appliances including a double oven, four ring gas hob with an extractor hood over, plus a fridge and freezer. There are tiled splashbacks surrounding the preparation areas, inset spot lights in the ceiling, a radiator and you will find two double glazed windows allowing good levels of natural light into the room. A double glazed door leads out to the exterior of the home.

Off the kitchen is an under stairs cupboard which has a drain pipe fitted ready for a downstairs WC installation subject to consent.

FIRST FLOOR LANDING

BEDROOM ONE

17'7" x 9'7"

A superb room with full height ceilings, provision for wall lighting, two central heating radiators and two double glazed windows taking in distant views to the front. A generous walk-in wardrobe has a hanging rail and additional storage facilities.

BEDROOM TWO

13'2" x 9'2"

Another double bedroom fitted with a radiator and a double glazed Velux style window.

BATHROOM

9'4" x 8'2"

Very well proportioned and enjoying super levels of natural light via the Velux skylight is this well fitted and modern bathroom featuring a four piece suite comprising: a low

