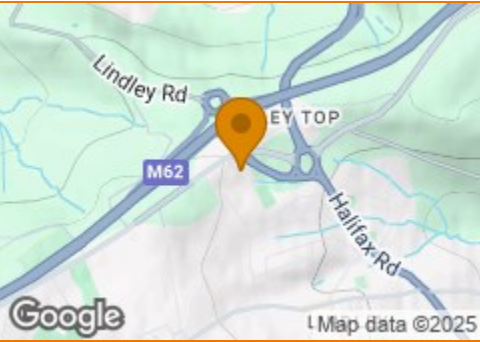


Terrain Map



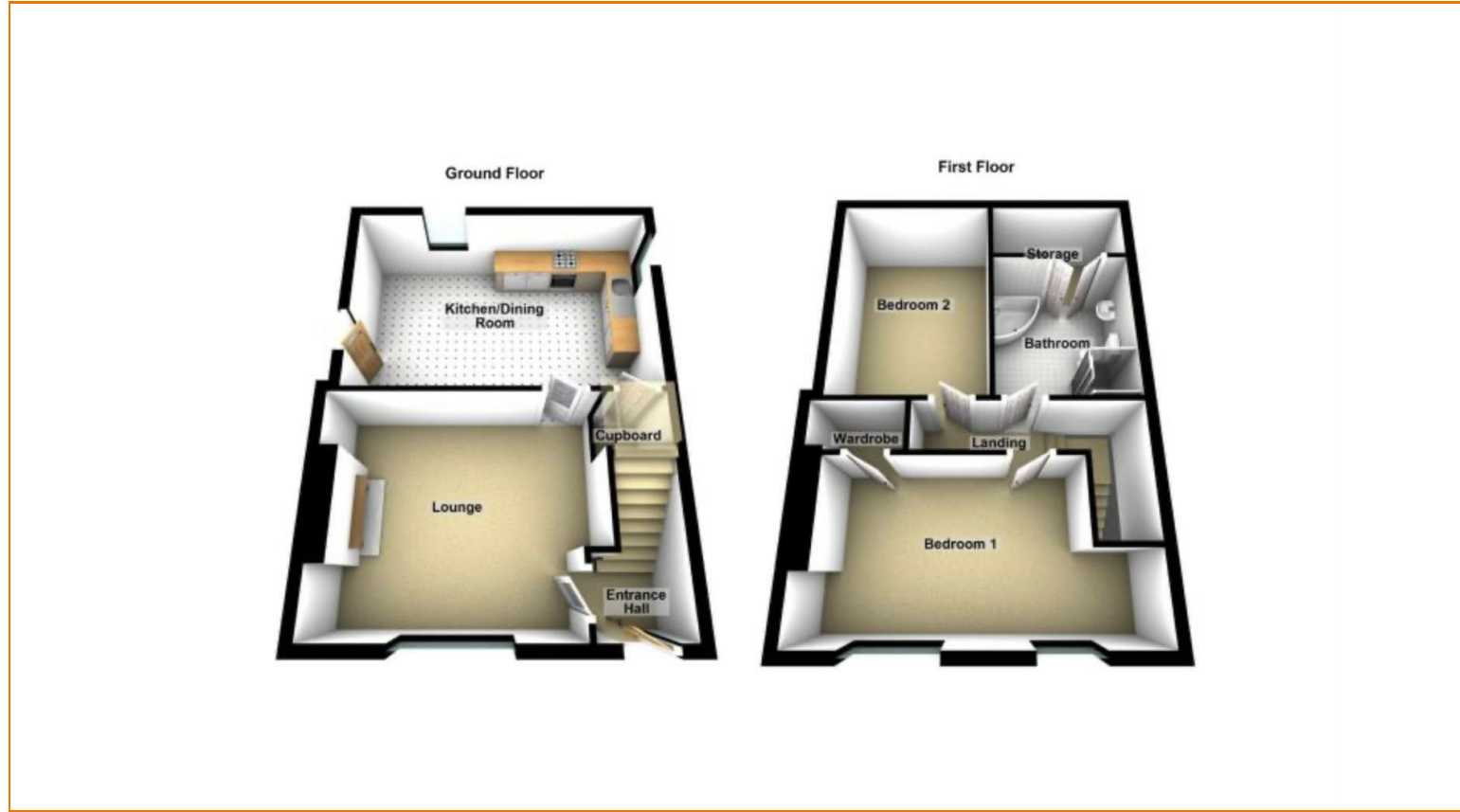
Hybrid Map



Terrain Map



Floor Plan



BOULTONS



Warren House Lane

Lindley, Huddersfield, HD3 3RS

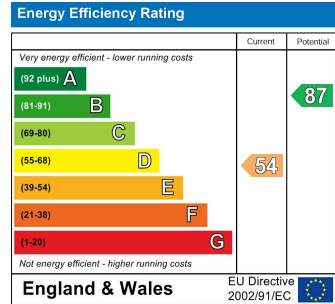
Offers Around £199,995



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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Warren House Lane

Lindley, Huddersfield, HD3 3RS

Offers Around £199,995



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 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 (included subject to an acceptable offer) 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 understand that the property and rear garden are on

two separate freehold titles, which are both owned by the vendor and being sold together within the agreed price (and at no additional cost to the purchaser). This will be confirmed during the conveyancing process.

COUNCIL TAX BAND A

USEFUL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

AGENTS NOTES

The images shown within this marketing material display the property in a furnished and unfurnished state. Upon viewing the property is now unfurnished.



Nestled in a charming hamlet of cottages on Warren House Lane, Lindley, is this delightful period cottage offering a unique opportunity for those seeking a tranquil retreat with modern conveniences yet conveniently located for easy access to the M62, making it an excellent choice for commuters.

With two well-proportioned double bedrooms and a tastefully designed bathroom, this property is perfect for professionals or small families looking for a comfortable living space.

The cottage features a welcoming reception room, ideal for relaxation and the spacious and fitted dining/living kitchen is ideal for entertaining guests. Its well-presented interior is full of character and warmth, making it a truly inviting and comfortable home.

The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

Offering a wonderful blend of rural charm and accessibility with the vibrant centers of Lindley, Elland and Salendine Nook on your doorstep.

This well-appointed home is sure to impress. Don't miss the chance to make this enchanting cottage your own.

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.