

Terrain Map



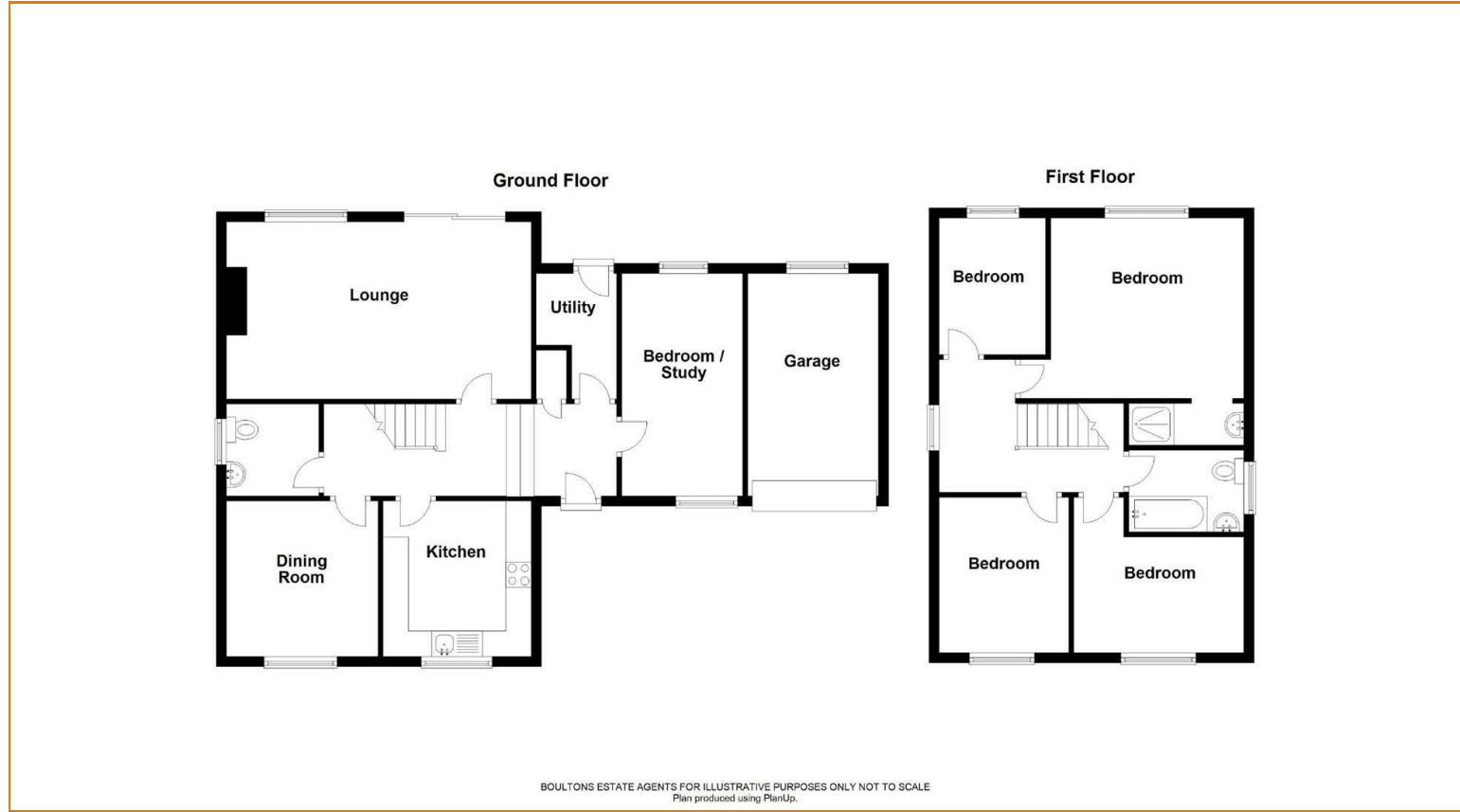
Hybrid Map



Terrain Map



Floor Plan



BOULTONS



Catherine Close

Lindley, Huddersfield, HD3 3ZL

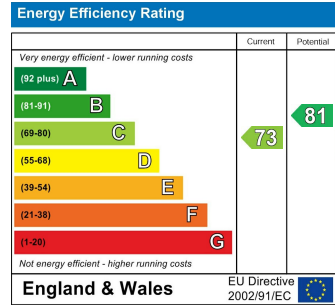
£425,000

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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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Catherine Close

Lindley, Huddersfield, HD3 3ZL

£425,000



Nestled in the exclusive cul-de-sac of Catherine Close, on the edge of the village centre is this versatile 4/5 bedroom detached house. Presenting an exceptional opportunity for you to make your own mark on a mature property, that is ready for a new lease of life.

With two spacious and separate reception rooms along with a home office (or bed 5) this property offers ample accommodation now, but with the potential for extension, subject to planning permission, this home allows for future growth and personalisation, making it an exciting opportunity for the discerning buyer looking for comfort, convenience, and potential, making it a must-see for anyone looking to settle in this desirable area.

The house boasts an attractive rear aspect, providing a pleasant outdoor space and offering a good degree of privacy in this tucked away cul-de-sac position. The remaining accommodation consists of four first floor bedrooms (master with en-suite) and a house bathroom plus a fitted kitchen, utility room and an attached single garage.

Situated in a highly sought-after edge of village location, this property is ideal for those who enjoy a semi rural feel yet still enjoy the practicality being close to essential amenities including the local cafes and restaurants, schooling and the nearby local recreation area. Additionally, for those who commute, the property is conveniently located for easy access to the M62, ensuring that travel to nearby towns and cities is straightforward.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

20'0" x 5'10"

Accessed via a uPVC double glazed door front door with privacy glass inset and with a matching side panel window. This is a generously sized split level hallway with a useful cloaks hanging

cupboard, access to the principle ground floor rooms and the first floor via a staircase with spindles, balustrade and newel post on display and which also enjoys a useful cupboard storage area beneath. You will also find a central heating radiator and, due to the split level design, a short flight of steps rises to the upper level of the hall.

LOUNGE

19'7" x 11'5"

The focal point for this room is traditionally styled fireplace with conglomerate marble effect back and plinth within a traditional pine style surround with electric fire inset. To the rear elevation you will find a timber framed double glazed window and wood grain effect uPVC double glazed sliding patio door leading to the exterior and from which good levels of natural light can be enjoyed. There are also two central heating radiators and provision for two wall lights.

DINING ROOM

10'0" x 9'9"

With a serving hatch into the kitchen, a timber framed double glazed window positioned to the front elevation and a central heating radiator.

CLOAKROOM/WC

5'11" x 5'11"

Fitted with a two piece suite comprising low flush wc and pedestal hand wash basin. There are part tiled splashbacks, a central heating radiator and a timber framed double glazed window with privacy glass inset

KITCHEN

9'6" x 10'0"

Fitted with a range of wall and base units with complementary post formed working surfaces in a granite effect which incorporate a four ring gas hob and a stainless inset sink unit with mixer tap over and double drainer. The kitchen is further equipped with a double oven, plumbing for a dishwasher and provision for under-counter top white goods. Part tiled splashbacks surround the preparation areas and there is integrated extraction along with the aforementioned serving

hatch into the dining room and to the front elevation there is a timber framed double glazed window. Central heating radiator.

HOME OFFICE/PLAY ROOM

16'8" x 7'10"

Suitable for any number of uses including a ground floor bedroom and enjoying excellent levels of natural light via the timber framed double glazed windows positioned to the front and rear elevations. Central heating radiator.

FIRST FLOOR

LANDING

11'2" x 8'9" max

Natural light is provided via the timber framed double glazed window positioned to the gable end. You will also find a central heating radiator and a loft hatch giving access to the roof void via a pull down ladder which is partially boarded for storage.

BEDROOM 1

11'8" x 12'4" plus ent

Enjoying an attractive outlook over the surrounding area via the uPVC double glazed wood grain effect window. Central heating and an archway leading to the en suite shower room

EN SUITE SHOWER ROOM

8'0" into the shower x 2'8"

Fitted with a pedestal hand wash basin and shower cubicle, central heating radiator and a uPVC double glazed window with privacy glass inset in a wood grain style.

BEDROOM 2

8'4" x 10'4"

With a central heating radiator and a timber framed double glazed window positioned to the front elevation

BEDROOM 3

10'10" x 7'6" plus ent

With a timber framed double glazed window to the front elevation and a central heating radiator.

BEDROOM 4

8'10" x 6'10"

With a timber framed double glazed window taking in the aforementioned views, central heating radiator.

HOUSE BATHROOM

8'1" x 5'8"

Fitted with a white three piece suite comprising low flush wc, pedestal hand wash basin and a panel bath with Mira shower over. There is a glass splashscreen, part tiled splashbacks, a central heating radiator and a uPVC double glazed window in wood grain style with privacy glass inset.

OUTSIDE

To the front of the property is a double width driveway leading to the attached single garage. The front garden features a shaped, predominantly lawned front buffer garden with planted pockets and flower beds. There is access around the property to the rear well stocked rear garden with established borders and beds with fruit trees together with a decking/seating area, and a garden shed provides additional storage space. The garden enjoys a pleasant setting and a good degree of privacy due to the wooded aspect at the rear.

TENURE

We understand that the property is a freehold interest.

COUNCIL TAX. BAND E

