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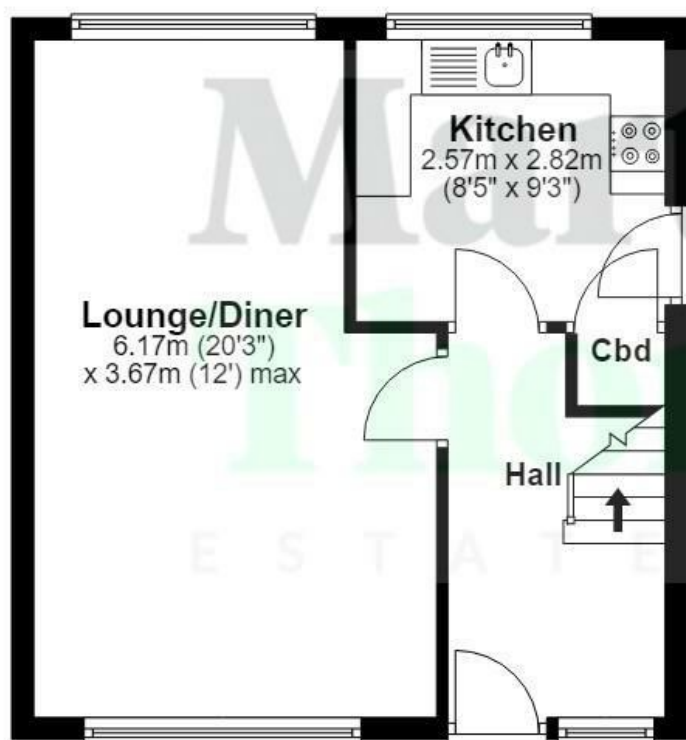
Romsey Close, Lindley Huddersfield,

**Offers in the region of
£280,000**

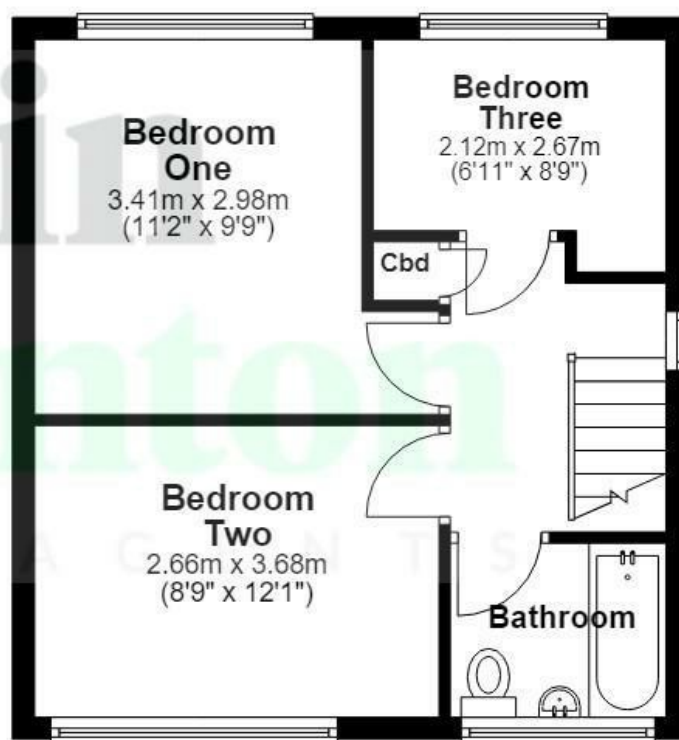
This well-presented, three-bedroom detached family home enjoys a cul-de-sac position, located midway between the centre of Lindley and Salendine Nook Shopping Centre. It offers an ideal commuting position, within easy reach of the M62 motorway networks serving Leeds and Manchester City centres, and is only a short drive from recommended local schooling. The property may prove suitable for a first time buyer or an expanding family. The accommodation comprises a large entrance hall, living diner and kitchen with some integrated appliances. On the first floor, there are three bedrooms and a stylish house bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, the block paved driveway provides off-road parking for several vehicles. There is a summer house and a patio seating area to the rear, perfect for outdoor entertaining. There is an external water point.



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

Romsey Close, Lindley Huddersfield,

Details



Entrance Hall

A composite door with decorative double-glazed inserts and a matching side panel opens to the spacious entrance hall. There is a ceiling light point, hanging hooks for coat storage and a radiator. A staircase leads up to the first floor landing and, from here, access can be gained to the following rooms:

Living Diner

This spacious room is positioned at the front of the property and has a dual aspect from the front and rear elevations via two uPVC double-glazed windows. There are two radiators, coving to the ceiling, two ceiling light points and plenty of room for freestanding furniture.



Kitchen

The kitchen has a range of wall and base cupboards, drawers, roll-edge granite worktops with matching upstands and an inset stainless steel sink unit. Integrated appliances comprise a Bosch oven, four-ring gas hob with overlying canopy style filter hood and washing machine. There is space for an American style fridge freezer, along with ceiling downlighting and LVT click flooring. A uPVC double-glazed window allows natural light from the rear elevation and a useful under stairs storage cupboard houses the electric fuse board. A uPVC double-glazed door allows access to the rear of the property.



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First Floor Landing

From the entrance hall, a staircase rises to the first floor landing, where a uPVC double-glazed window allows natural light. There is a central ceiling light point and a useful linen cupboard. Access can be gained to boarded loft space with lighting via a pull-down ladder, which also houses the Ideal central heating boiler.



Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC double-glazed window. It has a central ceiling light point and a radiator.



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House Bathroom

The bathroom has a white suite comprising a low-level WC with a concealed cistern, a vanity hand basin with a mixer tap and a panelled bath with a splash screen and a mains fed shower over. There is tiling to the floor, contrasting tiling to the walls, ceiling downlighting and a chrome ladder style heated towel rail. A uPVC double-glazed window allows natural light from the front elevation.



Bedroom Two

This double bedroom has a lovely outlook over the rear garden and beyond via a uPVC double-glazed window. It has a central ceiling light point and a radiator.



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Bedroom Three/Study

This room could be utilised as a work-from-home study and has a uPVC double-glazed window to the rear elevation. It has a central ceiling light point and a radiator.



External Details

At the front of the property, there is a lawned garden area and a block paved driveway provides off-road parking for several vehicles. The driveway continues along the side of the property to the rear garden, which has a lovely Indian stone patio, along with walled and fenced boundaries. There is an outside water point and a lovely summer house. The rear garden is perfect for outdoor entertaining.



Tenure

The vendor informs us that the property is Freehold.

Romsey Close, Lindley Huddersfield, Directions

