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Border Close, Lindley Huddersfield,

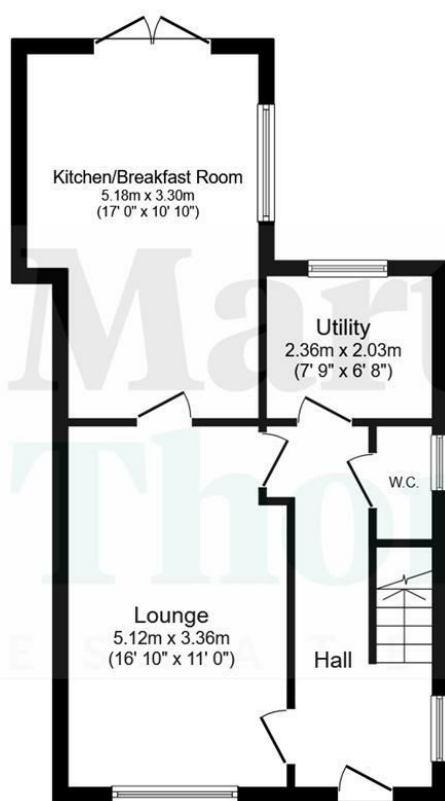
**Offers in the region of
£325,000**

Extended from its original design and having undergone a program of modernisation in more recent times, this well-appointed, detached family home is located in a popular area midway between the centre of Lindley and the shopping centre at Salendine Nook. Enjoying a cul-de-sac setting, with enclosed rear garden and a superb, extended breakfast kitchen.

Only by inspection can the standard of presentation, position and accommodation be truly appreciated. The property comprises a good-sized hallway with downstairs WC, a good-sized living room, large, rear breakfast kitchen with superb quartz worktops and a large utility / study / potential home office. To the first floor, there are three bedrooms, two with built-in furniture, and a contemporary house bathroom. There is parking on the driveway, a garage and an enclosed rear garden with lawn. Ideally situated for local amenities, well-regarded schooling this property would be a perfect commuter base for Leeds and Manchester with the near-by M62 motorway network.

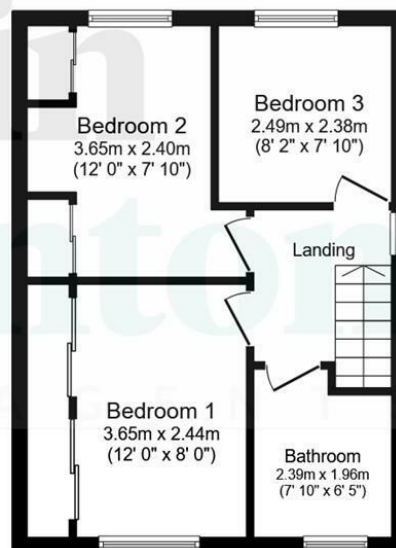
**Border Close, Lindley
Huddersfield,**

Floorplan



Ground Floor

Floor area 47.9 m² (516 sq.ft.)



First Floor

Floor area 37.6 m² (405 sq.ft.)

TOTAL: 85.5 m² (921 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

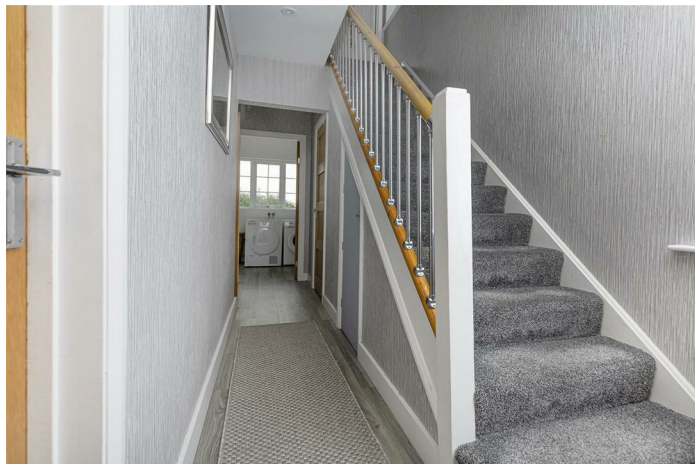
Border Close, Lindley Huddersfield,

Details



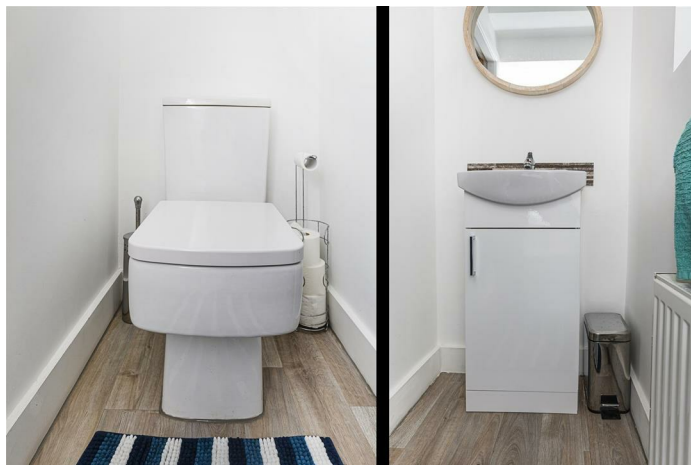
The external entrance door has a semi-circular, high level glazed panel and gives access into the property's entrance hallway.

Entrance Hallway



Presented to a high standard and having a particularly contemporary nature, the hallway is light and bright, running from the front to the rear of the property. Of particular note is the contemporary staircase with spindles and handrail. Beneath this is a useful storage cupboard. To the right hand side is a uPVC side window, and there are ceiling downlighters. A grey laminate flooring continues through the hallway where two timber and glazed doors give access into the living room. At the far end of the hallway is the downstairs WC. There is also a radiator.

Downstairs WC



Accessed by a feature internal oak door, this has a two-piece suite with low-level WC and a wash hand basin with storage beneath. There is an opaque uPVC window and a radiator.

Living Room



The living room has two separate doors from the hallway and is a good sized and well appointed, principal reception room. Positioned to the front of the property and has a broad uPVC window overlooking the property's frontage. The focal point of the room is a fire surround with matching inlay, hearth and a living flame, coal effect fire. There is neutral décor and grey carpeting with plenty of space for furniture. There is a radiator. A timber and multi-panelled, glazed door leads into the breakfast kitchen.

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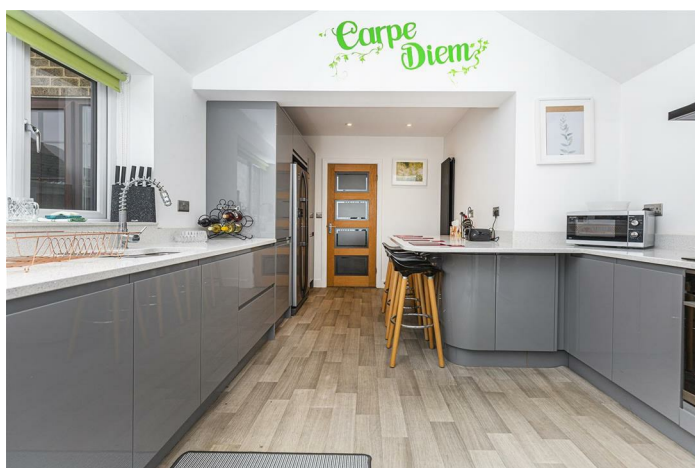


Utility / Study



Accessed from the hallway via a timber and multi-panelled glazed door is the utility / study. This multi-purpose room is a good size and, at present, houses the condensing dryer and has plumbing for an automatic washer. However, one of these could be situated in the garage for example, or the washing machine could be repositioned and potentially boxed-in, creating a good sized space, perfect as a home office or as a gaming room. There is a rear uPVC window overlooking the rear garden and a continuation of the grey laminate flooring from the hallway. There are ceiling downlighters and a radiator.. This is also a handy place for shoes and coats etc and houses the boiler for the gas-fired central heating system.

Breakfast Kitchen

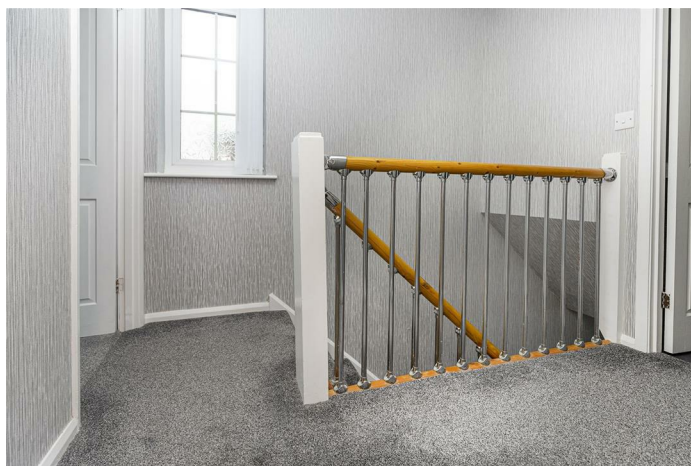


From the living room, a timber and multi-panel glazed door

leads to the breakfast kitchen. Positioned to the rear of the property and is extended from the property's original design, this room has the 'wow' factor, having been redesigned and upgraded in more recent times. Of particular note are the extensive areas of quartz worktops with an iridescent finish. There are matching upstands and the worktops extend to create a large breakfast bar area. There is a sunken, one and a half bowl, stainless steel sink with positional mixer tap. The quartz worktops extend into the deep windowsill, and there are further cupboards beneath the breakfast bar. There is housing for a free-standing, American style fridge / freezer with large units on either side, an integrated dishwasher, a built-in, five ring gas hob with oven beneath, splashback and a Rangemaster, canopy style filter hood. The room can also accommodate a bistro or smaller sized dining table and works particularly well with the wide, uPVC French style double doors leading out onto the deck and adjoining garden. There is a grey vinyl floor covering, a side window maximises natural light, ceiling downlighting and a stylish, upright radiator.

From the hallway, the staircase rises to the first floor landing.

First Floor Landing



With a side, opaque uPVC window. There is a continuation of the contemporary spindle staircase

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Details



Bedroom One



Positioned to the rear of the property, this is a good-sized double room with built-in furniture with both single and double wardrobes, overhead storage cupboards and a bedside drawer stack. The room enjoys long distance views looking across the Grimescar Valley towards the golf course. There is ceiling downlighting, neutral décor, grey carpeting and a radiator.

Bedroom Two



Of a similar size to Bedroom One, this large double room has a bank of sliding door wardrobes to one wall, two of which have a mirror finish. There is plenty of space for further furniture. This room has neutral décor and grey carpeting, a uPVC window and a radiator.

Bedroom Three



Positioned to the rear of the property, this bedroom enjoys an identical rear aspect from its uPVC window across the Grimescar Valley to the golf course. It has neutral décor and grey carpeting and, as well as the bed, can take further furniture and has a radiator.

House Bathroom



Updated in more recent times, the house bathroom has a three piece suite in white, with a letter 'P' shaped bath with shower screen. There is an overhead, square, waterfall style shower fitting as well as a hand held shower attachment. There is a pedestal handwash basin and a low level WC. There is feature tiling to the walls, ceiling downlighting, an extractor fan and a useful, good-sized storage cupboard over the staircase (the upper portion having a shelf ideal for towels and bedding etc). There is an opaque uPVC window

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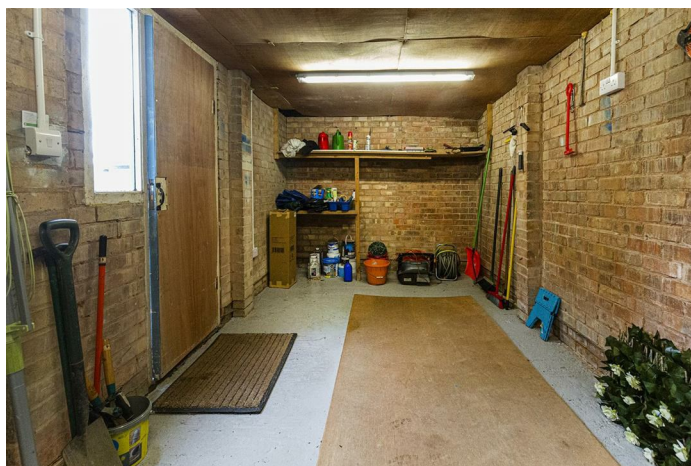
to the front elevation and a contemporary, gun metal grey, upright, ladder style radiator.

External Details



The property is ideally placed between the shopping centre at Salendine Nook and Lindley Village. Enjoying a cul-de-sac position, the rear garden has been designed for ease of maintenance with coloured gravel and is ideal for tubs, pots and planters and has interspersed flags. The driveway provides parking / standing for several vehicles and leads to the property's garage. To the right hand side there is external lighting and to the left hand side there is a useful, sturdy hut / store with a sloping tiled roof and lockable timber entrance door. The driveway continues to the right hand side where there is a lockable metal gate. Beyond here, there are external water and power sockets.

Garage



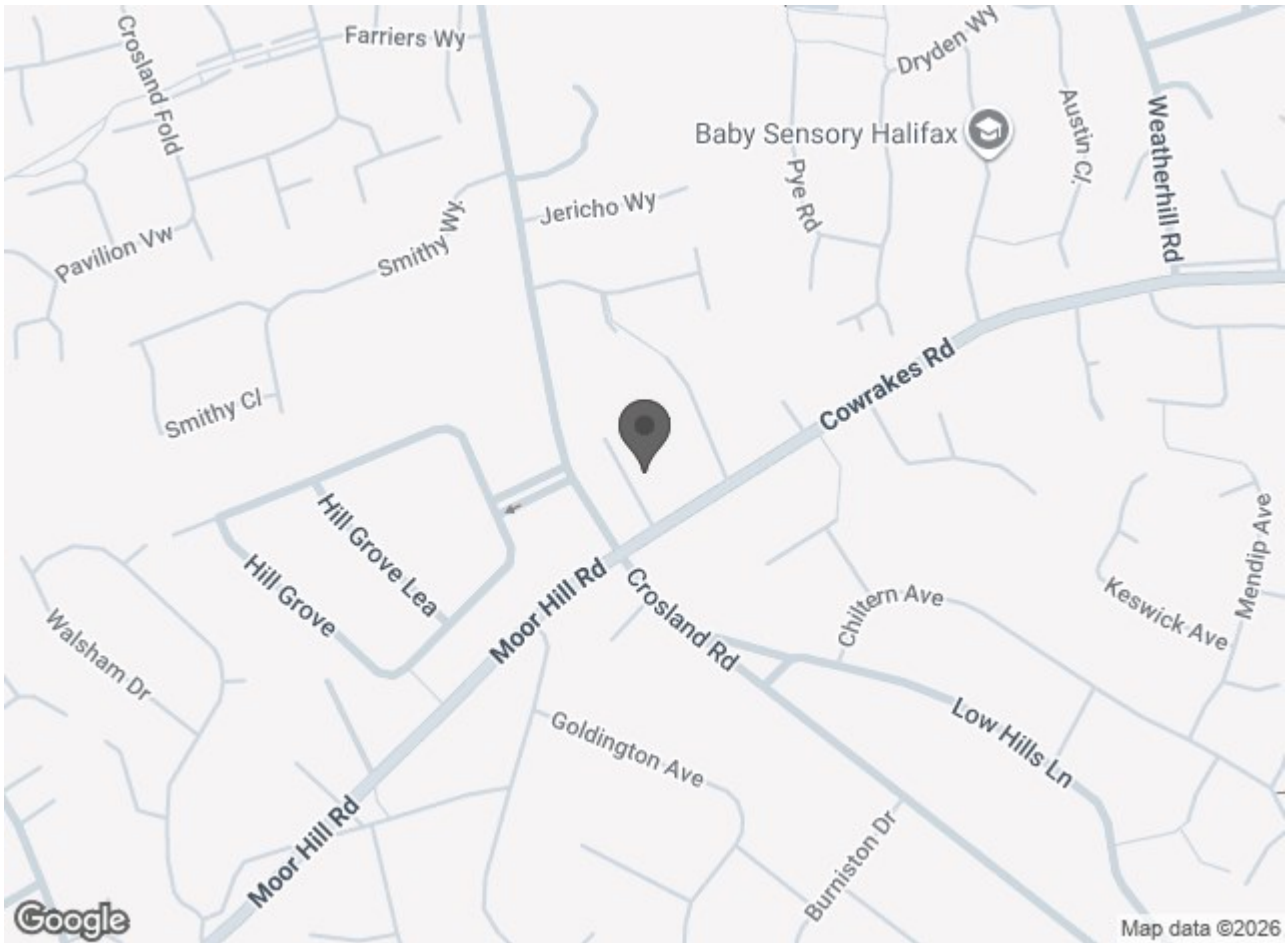
With up and over door, in more recent times a lot of work has been undertaken to the garage. There is a plug-in electric heater, insulation within the loft area, a side, personal door and with a bit of imagination could become the home office, play room or gym for example.

The rear garden is enclosed by walling and fencing and has a paved seating area with adjoining decked section and steps leading up to kitchen. There is external lighting and downlighting and a level, lawned garden.

Tenure

The vendor informs us that the property is freehold.

**Border Close, Lindley
Huddersfield,**
Directions



Border Close, Lindley Huddersfield,

DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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