



6 Cutter Close, Lindley, Huddersfield HD3
Huddersfield

Offers Over
£400,000



Bedrooms: 4 | Bathrooms: 2 | Receptions: 3

This beautifully presented four-bedroom detached family home is situated on a highly sought-after residential development in Lindley and offers stylish, modern living throughout. Built just eight years ago, the property has been thoughtfully enhanced with a stunning brand-new kitchen and luxurious contemporary bathrooms, creating a home that is ready to move straight into.

The spacious accommodation includes three versatile reception rooms, providing ample space for family life, entertaining, and home working. The impressive new kitchen forms the heart of the home, complemented by high-quality finishes and a practical layout.

Upstairs, four well-proportioned bedrooms are served by beautifully appointed luxury bathrooms, offering comfort and elegance in equal measure.

Outside, the property enjoys an attractive rear garden, thoughtfully landscaped with an abundance of flowers and shrubs, along with a charming pergola that creates the perfect setting for relaxing or entertaining outdoors. To the front, a private driveway provides off-road parking for two vehicles.

Combining contemporary style, generous living space, and a prime Lindley location, this exceptional home is ideal for growing families seeking a high-quality property in a popular and convenient setting.





Entrance Hallway

Access via a composite door into this spacious hallway which features grey marble effect porcelain tiles to the floor. Access to all three reception rooms, ground floor WC and the kitchen/diner.

Ground floor WC

A useful ground floor WC with laminate flooring. Comprising of WC, and a wash basin with tiled splash-back.

Living Room

The spacious living room is a beautifully presented and inviting space, designed for both relaxation and entertaining. Large patio doors, complemented by full-height glazed side panels, flood the room with natural light while offering delightful views across the rear garden and seamless access to the outdoor space. The room is finished with a luxurious grey carpet underfoot and contemporary grey wall panelling, creating a stylish focal point that perfectly combines comfort with modern living.

Kitchen/Diner

This beautifully designed kitchen diner features high-quality duck egg blue matching wall and base units, complemented by sleek white granite work surfaces with a subtle sparkle. The space is both stylish and practical, boasting under-counter lighting, a composite sink and drainer with a striking black tap, and a full range of integrated appliances including a washer dryer, fridge freezer, oven, microwave oven grill, dishwasher, four-ring induction hob, and extractor fan. The room is finished with elegant grey porcelain marble-effect tiles, enhancing the contemporary feel. There is ample space for a dining table, making it perfect for both everyday living and entertaining, while patio doors lead out to the garden, allowing natural light to flood the space and creating a seamless indoor-outdoor connection.

Second Reception Room.

The second reception room was formerly the garage and has been professionally converted to create a versatile additional living space. To the rear of the room, sliding doors provide access to a useful storage area, retaining valuable practicality. Offering excellent flexibility, this room could be utilised to suit a variety of needs, including a snug, playroom, formal dining room, home office, or additional sitting room.

Dining Room

To the front of the property is this third reception room currently used as a dining room but could be used to serve a variety of purposes.





Landing

A pale grey carpet sweeps up the stairs and throughout the first floor accommodation. There is a partially boarded loft with ladder providing extra storage. Access to all bedrooms and house bathroom

Master Bedroom

To the front of the property is this spacious master bedroom with fitted wardrobes. Twin PVCu window to front elevation provides plenty of natural light. Access to the en-suite.

En-Suite

A modern partially tiled en-suite with vinyl flooring. Comprising of: WC, a wash basin, and a walk in double shower with glass sliding door. Benefiting from a mirrored cabinet and towel rail. PVCu privacy window to side elevation.

Bedroom Two

A second double bedroom with a large storage cupboard. PVCu window to front aspect.

Bedroom Three

A third double bedroom with PVCu window to rear elevation.

Bedroom Four

A fourth double bedroom with PVCu window to rear elevation.

House Bathroom

A modern partially tiled house bathroom with vinyl flooring. Comprising of WC, a wash basin and a bath with overhead shower and glass screen. Benefiting from a mirrored cabinet and towel rail. PVCu privacy window to rear elevation.

Exterior

The generous rear garden provides a wonderful outdoor space, ideal for both relaxing and entertaining. Enclosed by timber fencing, the garden offers a good degree of privacy and features a charming wooden pergola with a paved patio beneath, creating the perfect spot for al fresco dining or enjoying the warmer months. Beautifully planted herbaceous borders, filled with a variety of established shrubs and colourful flowering plants, add year-round interest and enhance the garden's attractive, well-maintained appearance. To the front is a tarmac driveway with off road parking for two cars and a further lawn to the side.







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