



## 7 Smithy Close, Lindley, Huddersfield, HD3 3ZB

£320,000

Reloc8 is proud to present this three bedroom stylish new build family home, situated in the highly desirable area of Lindley Huddersfield. This property is set over 3 floors and boasts a prime location, providing easy access to local schools, amenities, and transport links.

### The Ground Floor: Designed for Entertaining

Step into a bright entrance hallway featuring a dedicated storage cupboard—perfect for keeping outdoor coats and shoes neatly tucked away. The heart of the home is the dining kitchen, boasting contemporary cabinetry and built-in appliances. This space is generously proportioned, offering ample room for a dining table, making it an ideal hub for entertaining guests.

To the rear, the spacious lounge is flooded with natural light, courtesy of large French doors that open directly onto the patio. A convenient downstairs cloakroom (WC and wash hand basin) completes this level.

### The First Floor: Versatile Living

The first-floor landing leads to two well-appointed bedrooms. Bedroom Two is a comfortable double overlooking the rear garden, with plenty of space for freestanding furniture. Bedroom Three is a generous single located at the front of the property, which could easily double as a home office. These rooms are served by a house bathroom, featuring a clean three-piece suite including a bath, low-level WC, and wash hand basin.

### The Second Floor: A Private Sanctuary

Ascend to the second floor, which is entirely dedicated to Bedroom One. This master retreat offers ultimate privacy and a sense of luxury, away from the main living areas. The room is served by its own private ensuite shower room, creating a self-contained suite that feels both spacious and secluded.

### Outside & Location

The exterior is as practical as the interior is stylish. The property features a tandem driveway to the front, providing off-road parking for two cars. The rear of the home boasts a fully enclosed garden, primarily laid to lawn with a paved patio area—perfect for summer BBQs and low-maintenance outdoor living.

DINING KITCHEN-5.18 x 3.05 approx (16'11" x 10'0" approx)

LOUNGE- 3.99 x 3.35 approx (13'1" x 10'11" approx)

BEDROOM 2- 3.99 x 3.35 approx (13'1" x 10'11" approx)

BEDROOM 3- 3.05 x 2.13 approx (10'0" x 6'11" approx)

BEDROOM 1 -6.71 x 3.05 approx (22'0" x 10'0" approx)

## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

A

EPC Rating:

B

