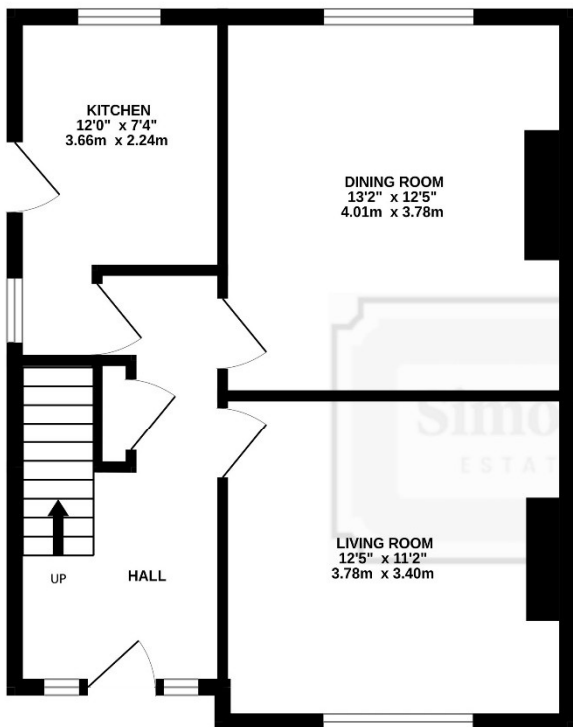


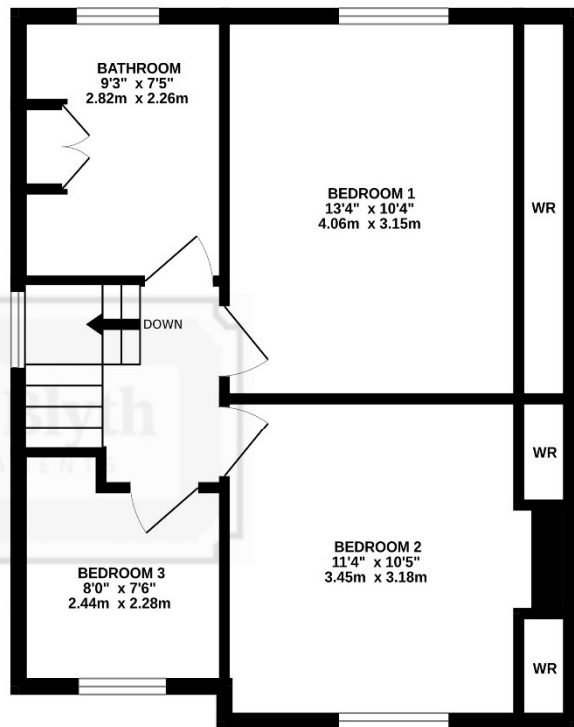


8 Alexandra Road, Lindley, Huddersfield, HD3 3DP

GROUND FLOOR



1ST FLOOR



ALEXANDRA ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

Available with vacant possession and no onward chain, a bay fronted, part stone built and remainder rendered 3-bedroom semi-detached house ideal for a young family and located within this ever-popular residential area.

This comfortable and well-presented home is situated close to Lindley's varied amenities including Huddersfield Royal Infirmary, shops, restaurants, bars, the Junior and Infant school and just a short drive to Junction 24 of the M62.

The accommodation is arranged over 2 floors and has a gas central heating system with back boiler to the gas fire in the dining room, uPVC double glazing and briefly comprises, entrance hall, bay fronted living room, separate dining room, modern fitted kitchen with appliances. First floor landing leading to 3 bedrooms and bathroom.

Externally, a driveway provides off road parking and in turn leads to a detached single garage together with garden laid out to both front and rear.

Price Offers Around £285,000

GROUND FLOOR

ENTRANCE HALL

Measurements- 13'3" x 7'5"

With a uPVC and frosted double glazed door together with uPVC frosted double glazed windows to either side all of which provide the hallway with natural light. There is a ceiling light point, picture rail, central heating radiator, Louvre door storage cupboard and to one side a spindled staircase rises to the first floor. From the hallway access can be gained to the following rooms: -

LIVING ROOM

Measurements- 12'5" x 11'2"

A comfortable reception room which has a uPVC double glazed window looking out over the front garden. There is a ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room there is a fireplace with timber surround, conglomerate marble inset and home to a coal flame effect gas fire resting on a conglomerate marble hearth.





DINING ROOM

Measurements- 13'2" x 12'5"

This has a uPVC double glazed window looking out over the rear garden there is decorative ceiling rose with ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room there is fireplace with polished timber surround, conglomerate marble inset and home to a coal effect gas fire with back boiler resting on a conglomerate marble hearth.



KITCHEN

Measurements – 12'0" x 7'4"

This is situated adjacent to the dining room and has a uPVC double glazed window looking out over the rear garden together with a frosted uPVC double glazed window to one side and uPVC door giving access to the driveway. There is a ceiling light point, tile effect laminate flooring and fitted with a range of stylish modern matt grey shaker style base and wall cupboards, drawers, pan drawers, pull out spice rack, inset single drainer stainless steel sink with chrome mixer tap, Bosch four ring halogen hob with stainless steel and curved glass extractor hood over, electric double oven, integrated washing machine, integrated fridge and integrated freezer.



FIRST FLOOR

LANDING

With uPVC double glazed window to the gable, ceiling light point, loft access and picture rail. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 13'4" x 10'4"

A double room with a uPVC double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and to one wall there are a bank of fitted wardrobes with cupboards over and central dressing table with cupboards beneath.



BEDROOM TWO

Measurements- 11'4" x 10'5"

With a uPVC double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator and fitted wardrobes, cupboards and central dressing table with draws beneath.



BEDROOM THREE

Measurements- 8'0" x 7'6"

This is situated adjacent to bedroom two and has a uPVC double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator, fitted wardrobe, display shelving and high-level cupboards.



BATHROOM

Measurements- 9'3" x 7'5"

With a frosted uPVC double glazed window, ceiling light point, linen cupboard, tile effect flooring, part tiled walls and fitted with a suite comprising bath with tiled side panel, pedestal wash basin and low flush w.c.



OUTSIDE

PARKING

To the left-hand side of the property there are twin wrought iron hand gates opening onto a concrete driveway which provides off-road parking and in turn leads to a detached single garage. There is also permit parking outside the property.

GARAGE

Measurements-15'8" x 8'6"

With an up and over door together with windows to the side and rear elevations.

GARDENS

To the front of the property there is a lawned garden with gravelled border and pathway leading to the front door. To the side there is a small store and between the house and garage a timber hand gate gives access to the rear garden where there is a raised flagged patio together with outside cold water tap and a short flight of steps leading down to a lawned garden with a flagged patio to the rear of the garage and bordered by timber fencing.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Tenure- Freehold

Security- The property has an alarm system

Council Tax Band- C

Directions- Using satellite navigation enter the postcode HD3 3DP

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



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