



Hall Lee Fold, Lindley, HD3 3NX  
£180,000

**E&H** Edkins Holmes  
ESTATE AGENTS

A spacious and well-presented two-bedroom ground floor apartment, pleasantly situated within the popular Hall Lee Fold development in Lindley.

The accommodation is thoughtfully arranged on one level and comprises a comfortable lounge, fitted kitchen, two bedrooms and a four-piece bathroom suite.

Externally, the property benefits from the added advantage of a private garage, together with residents' parking within the development.

Well positioned for the excellent amenities of Lindley village and convenient transport links to Huddersfield and the surrounding areas, this appealing apartment offers comfortable and practical living in a highly regarded location.



Communal Entrance

Entered via secure intercom.

Entrance Hall

Electric heater. UPVC double glazed window to front elevation.

Lounge 16'6" x 11'11" (5.051 x 3.647)

Electric heater. Electric fire. UPVC double glazed French doors to rear elevation.

Kitchen 7'0" x 11'11" (2.136 x 3.643)

Fitted kitchen with wall and base units. Breakfast bar. One and a half bowl composite sink. Electric oven. Electric hob. Extractor hood. Plumbing for washing machine. Plumbing for dishwasher. UPVC double glazed window to front elevation.

Bedroom One 19'9" x 9'0" (6.035 x 2.748)

Fitted bedroom suite. Electric heater. UPVC double glazed to rear elevation.

Bedroom Two 13'0" x 9'7" (3.965 x 2.944)

Fitted wardrobes. Electric heater. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Fully tiled. Extractor fan.

Garage 8'5" x 16'10" (2.574 x 5.138)

Up and over doors. Power. Light.

Parking

Ample residents parking (not allocated).

Rear Garden

Decked seating area with ramp access.

Communal lawn gardens with mature planting.

Council Tax Band

C

Location

To find the property, you can download a free app called

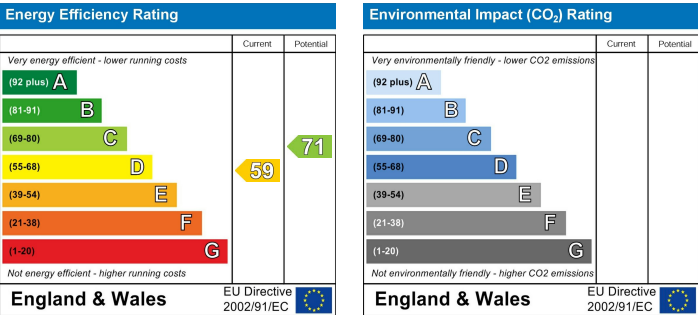
What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:

linen.eating.cherry

Disclaimer

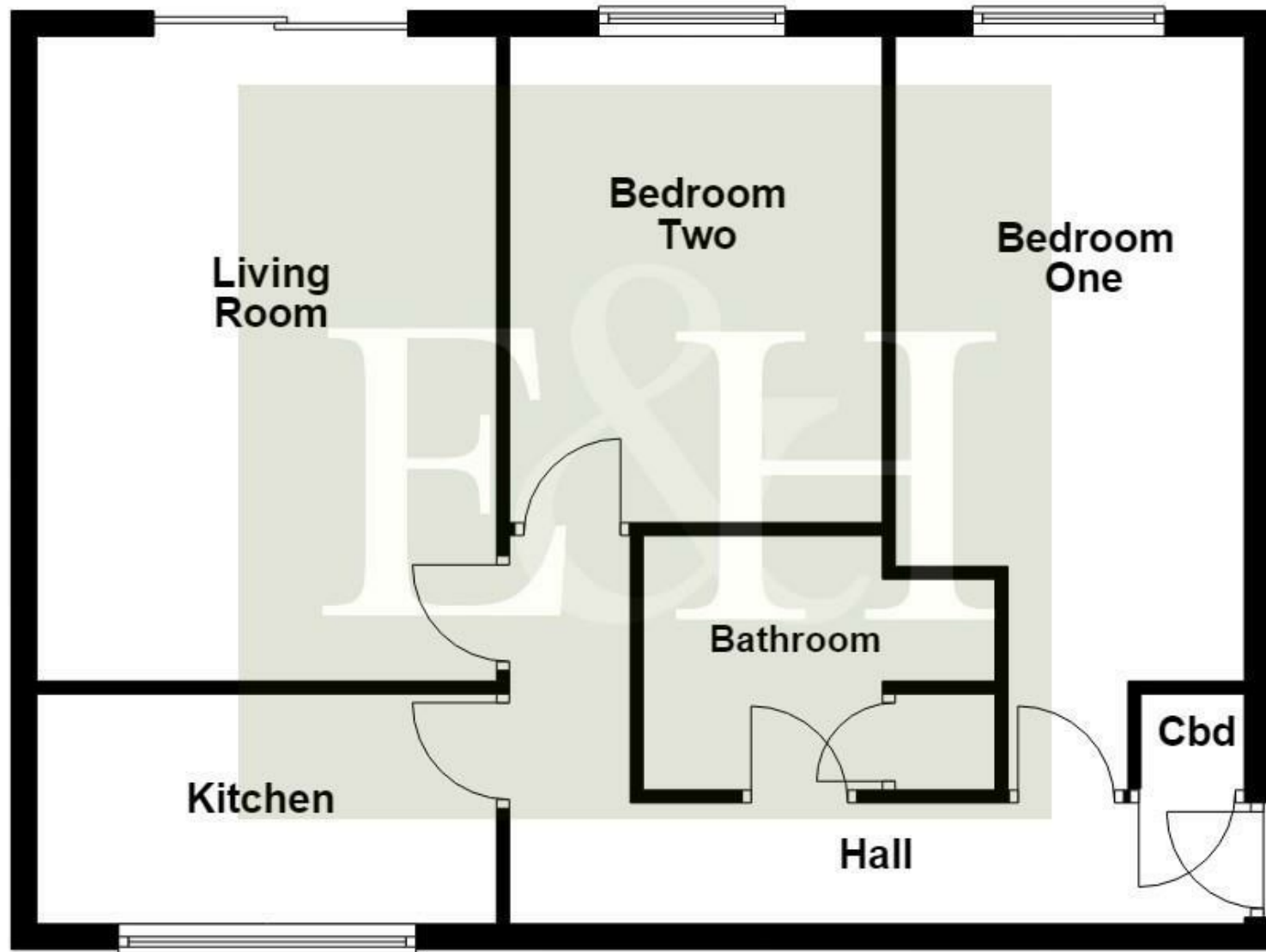
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## Ground Floor



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