3 Lindley Moor Road, Huddersfield, HD3 3RT

£375,000

GUIDE PRICE £375,000-£395,000 Offered FOR SALE is the THREE/FOUR bedroom DETACHED property in this popular area of Calderdale. Accommodation comprises; Entrance hallway, bedroom four/study, cloak/w.c. utility with useful storeroom, open plan lounge/dining area and kitchen and conservatory where you can sit and enjoy the large private garden to the rear. To the first floor; landing, three bedrooms, master with dressing area and modern family bathroom. Gardens front and rear. Off road parking. The property benefits from Upvc double glazing, gas central heating, security alarm system and cctv. It enjoys far reaching views over to Emley moor. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway

Composite double glazed door with Upvc obscure double glazed side panel to front. Coir entrance matting, coving to ceiling. mobile room stat and radiator. Doors to lounge area, utility, cloaks/w.c. and bedroom four/study;

Bedroom Four/Study

Currently used as a study but could be used as a fourth bedroom. Upvc double glazed window to front, ethanet cables, radiator and fitted cupboard.

Cloaks/w.c.

Two piece suite comprising low flush w.c. and floating sink. Tiled floor, tiled walls and Upvc double glazed window to side.

Utility 8'11" x 11'11" (2.72 x 3.64)

Originally the garage. Base units with laminate worktop and splashbacks, acrylic sink and drainer, plumbing for washing machine and space for dryer. Laminate floor, underfloor heating and usb socket. Stop tap, laminate ceiling and spotlights. Cupboard housing the gas and electric meters and fusebox and Upvc obscure double glazed window to front. Door to store room;

Store Room

Housing the 'Glowworm' condensing combi boiler.

Lounge area 13 x 26'5 (3.96m x 8.05m)

Coving to ceiling, two radiators and spotlights. Staircase access to first floor, Upvc double glazed window to side and Upvc double glazed French doors with side windows to conservatory/sun room.

Dining area 8'11 x 8'11 (2.72m x 2.72m)

Laminate floor, radiator and Upvc double glazed window to rear.

Kitchen 8'11 x 11' (2.72m x 3.35m)

Having a range of wall and base units with quartz worktops and splashbacks. Integrated dishwasher, fridge and freezer. Electric oven, gas hob and extractor above. Laminate floor, usb sockets, 'Grohe' boiling water tap and an inset stainless steel one and a half sink and drainer. Laminate ceiling, spotlights and under cupboard lights. Upvc double glazed window and door to side, radiator.

Conservatory/Sun Room 11'1 x 11'5 (3.38m x 3.48m)

Upvc double glazed floor to ceiling windows and French doors leading onto the south facing garden. Underfloor heating, temperature controlled electronic opening roof (which self closes when it rains).

First Floor

Landing

Loft hatch with drop down ladder (loft fully boarded with power and light). Doors to bathroom and bedrooms;

Bedroom One 13'5 x 14'10 (4.09m x 4.52m)

Double bedroom with radiator and Upvc double glazed window to rear. Usb socket, under eaves storage and two dressing areas with fitted drawers and hanging space.

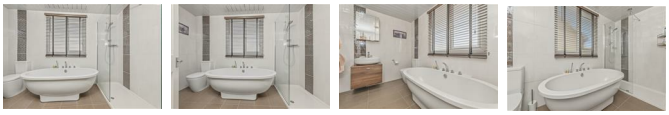
Bedroom Two 9'10 x 13'5 (3.00m x 4.09m)

Double bedroom with radiator, usb sockets and Upvc double glazed window to front.

Bedroom Three 5'10 x 7'11 (1.78m x 2.41m)

Single bedroom with radiator and Upvc double glazed window to side.

Bathroom 6'8 x 11'2 (2.03m x 3.40m)



Modern four piece suite comprising low flush w.c. sink with vanity unit free standing bath with mixer shower and double walk in shower with glass panel and mains shower. Laminate ceiling, towel rail and mirrored cabinet. Upvc obscure double glazed window to side.

External

The property is situated on a large plot. To the front is off road parking, steps with lights leading to the front door. Artificial lawn, Belfast style sink, raised flower bed and outside tap. Wired up for EV car charging point. To the rear is a large south facing private garden with pond, waterfall and patio area. Lawn garden with mature bushes, trees and shrubbery. Shed and outside tap. Children's play area with protective rubber mulch.

Parking

Off Road parking for one car

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

D

Council Tax Band

D

Viewings

Strictly by appointment. Contact Dawson Estates .

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

Boundaries & Ownerships

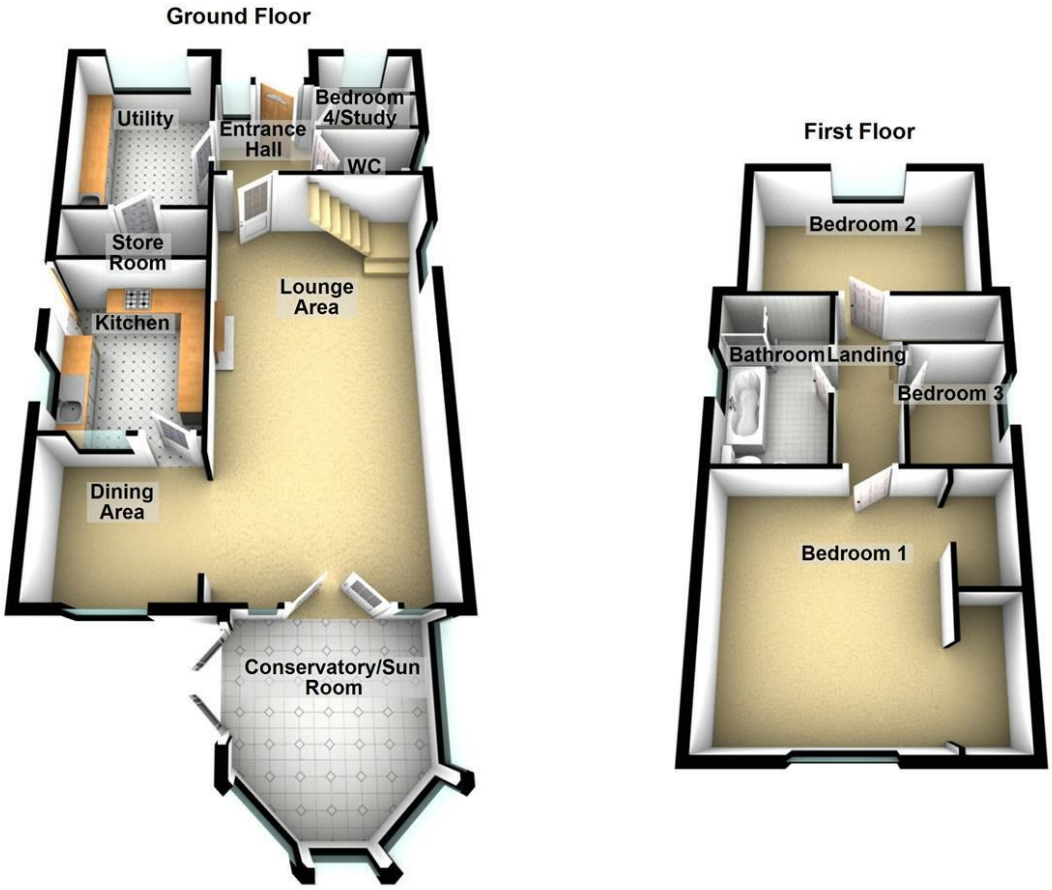
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

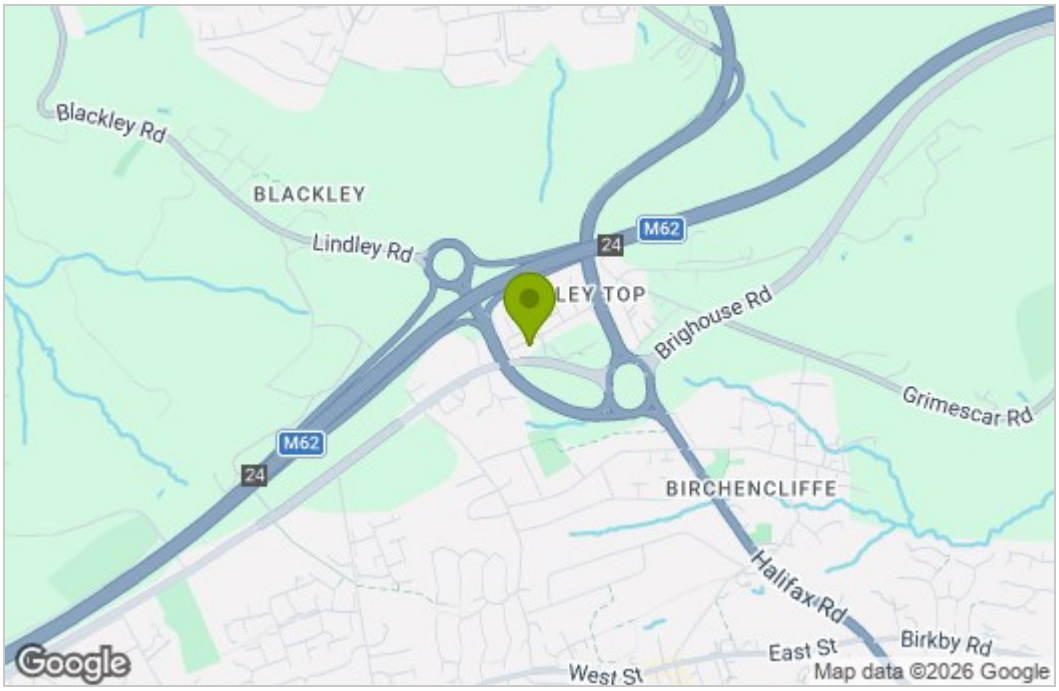
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further

information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

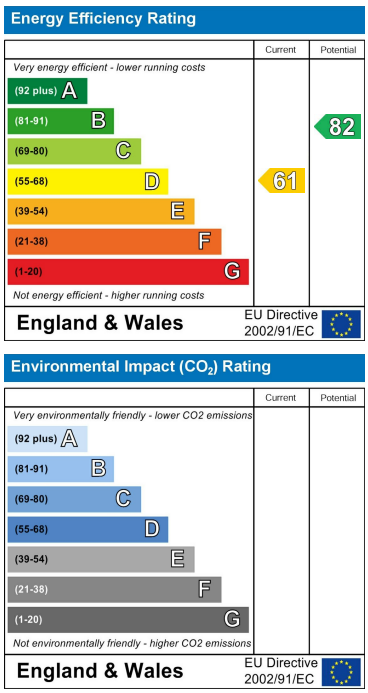
Floor Plan



Area Map



Energy Efficiency Graph



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