Martin Thornton
ESTATE AGENTS

5 The Mall
Salendine Shopping Centre
144 Moor Hill Road
Huddersfield
HD3 3XA

martin-thornton.com
01484 508000



Smithy Way, Lindley
Huddersfield,

Offers in the region of £280,000

This well-appointed three-bedroom end townhouse in a block of just three homes is located on this ever-popular development on a no-through road. It has an enclosed rear garden with a southerly aspect, which can be a real sun trap. The home is a perfectly placed commuter base for the M62 motorway, with amenities nearby in Lindley Village and Salendine Nook Shopping Centre, along with local schooling. The accommodation comprises an entrance hallway, living room, downstairs WC and dining kitchen with integrated appliances and French style doors. On the first floor, there are three bedrooms, the master with a Juliette style balcony and an en suite shower room, and a family bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, there is parking for two vehicles and the rear garden is a major selling feature, enclosed by fencing and with a patio and lawned area.

Smithy Way, Lindley
Huddersfield,

Floorplan



Total floor area: 79.5 sq.m. (856 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Martin Thornton
ESTATE AGENTS

martin-thornton.com
01484 508000

Smithy Way, Lindley
Huddersfield,

Details

Entrance Hallway
An external composite door with an opaque glazed panel and a matching side screen gives access into the entrance hallway, which has a staircase rising to the first floor accommodation. It has grey laminate flooring, a storage cupboard housing the fuse board and a radiator. A door leads into the living room.



Living Room
Positioned at the front of the property, this is a good-sized principal reception room. It is light and bright with neutral decor and carpeting, and a uPVC window. There is plenty of space for furniture and a radiator.



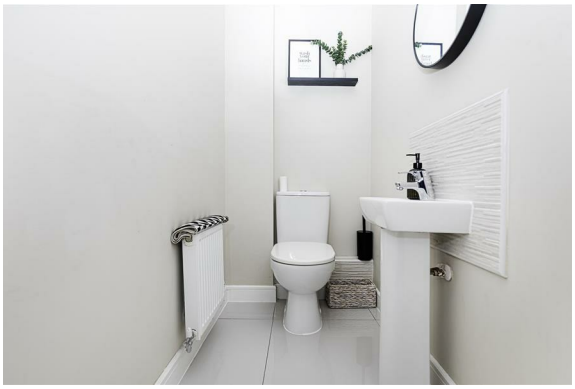
Inner Lobby
The lobby has a useful under stairs cupboard and access to the downstairs WC.

Smithy Way, Lindley
Huddersfield,

Details

Downstairs WC

This room houses a two-piece suite with a rectangular hand basin with a tiled splashback, and a low-level WC. There is tiling to the floor, which continues through from the inner lobby and into the dining kitchen, an extractor fan and a radiator.



Dining Kitchen

This room runs the full width of the rear of the property and is particularly well appointed. It is light and bright with neutral decor, a continuation of the floor tiling and a southerly aspect, which maximises natural light via a uPVC window. The kitchen area has units and worktops with matching upstands, a one-and-a-half bowl stainless steel sink with a single drainer and a mixer tap. Integrated appliances comprise an oven and grill, four-ring gas hob splashback and filter hood above, fridge, freezer, slimline dishwasher and washing machine. Concealed is the boiler for the gas-fired central heating system. The dining area can easily accommodate a formal dining table, and has French style doors leading out to the rear garden. There is provision for a wall-mounted TV, ceiling downlighting in the kitchen area and a radiator.



Smithy Way, Lindley
Huddersfield,

Details

First Floor Landing
From the entrance hallway, a staircase rises to the first floor landing, which gives access to loft space and has a radiator.



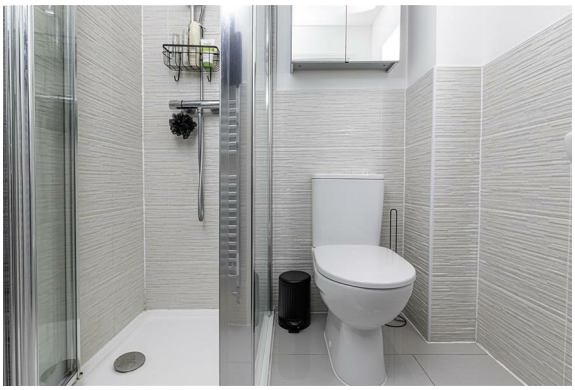
Bedroom One
This double bedroom is positioned at the front of the property and has a recessed alcove, perfect for furniture. It has a Juliette style balcony with twin uPVC French style doors. There is plenty of space for furniture, provision for a wall-mounted TV and a radiator. Being the master bedroom, it has the advantage of an en suite shower room.



Smithy Way, Lindley
Huddersfield,

Details

En Suite Shower Room
This room houses a shower cubicle with glazed doors and a wall-mounted shower fitting, a wall-mounted hand basin and a low-level WC. There is appropriate tiling to the walls, a mirror fronted toiletries cabinet, floor tiling, ceiling downlighting an electric shaver point. It has a chrome ladder style radiator and an opaque uPVC window.



Bedroom Two
This double bedroom is positioned at the rear of the property and has plenty of space for furniture. It enjoys a southerly aspect from a uPVC window, and also has a radiator.



Smithy Way, Lindley
Huddersfield,

Details

Bedroom Three
This good-sized third bedroom is positioned at the rear of the home, enjoying the southerly aspect via a uPVC window. It has plenty of space for furniture and a radiator.



House Bathroom
The bathroom has a white three-piece suite comprising a panelled bath, a wall-mounted rectangular hand basin and a low-level WC. It has appropriate tiling to the walls, floor tiling, ceiling downlighting, an extractor fan and a chrome ladder style radiator. There is an opaque uPVC window to the side elevation.

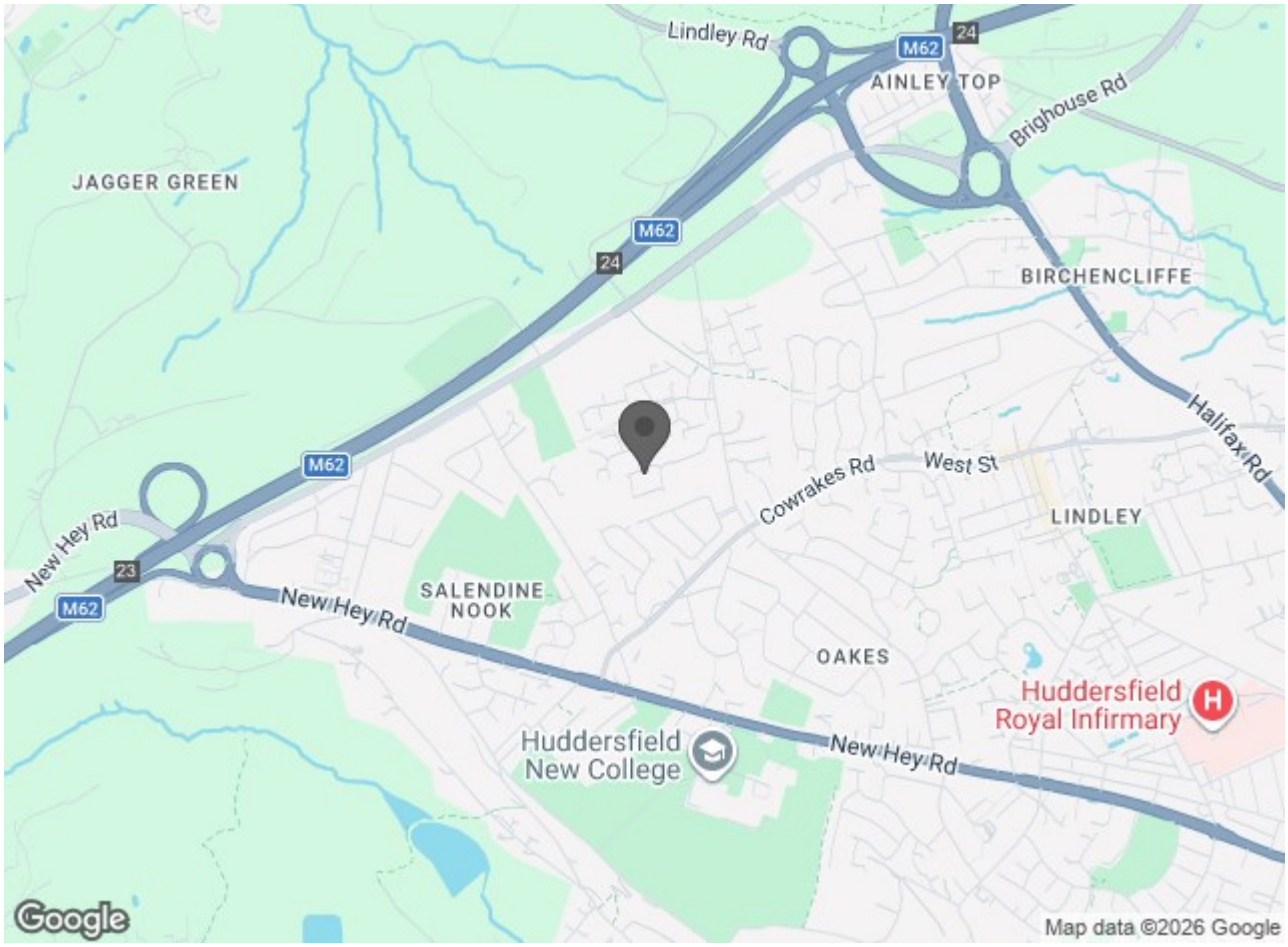


External Details
On the left-hand side of the property there is a driveway with two parking spaces (one behind the other) an external power point. There is an open-plan garden with laurel bushes at one end. The rear garden is enclosed by perimeter fencing and enjoys a southerly aspect, making it a real sun trap. There is a level lawned garden with fencing to three sides, a paved patio area, external water and power.

Tenure
The vendor informs us that this property is Freehold.

Smithy Way, Lindley
Huddersfield,

Directions



Martin Thornton
ESTATE AGENTS

martin-thornton.com
01484 508000