



Weatherhill Rise | Lindley | Huddersfield | HD3 2AF

Asking price £400,000



SHERIDAN
BAILEY
PROPERTY

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Huddersfield | HD3 2AF
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This well presented 4 bed detached property with garage conversion, is perfectly located in a quiet cul-de-sac position and within easy access to Lindley village and local schools.

The property briefly comprises - entrance hall, living room, family kitchen/dining space with french doors leading to a garden and patio area. The property also benefits from a second reception room following a recent garage conversion. Also on the ground floor is a very useful Utility and WC. On the first floor there are 4 bedrooms, (one ensuite) and a house bathroom.

Early viewing recommended

- 4 beds & 2 reception rooms
- Beautifully styled after garage conversion
- Great size garden & patio
- Double Driveway
- Cul de sac position

Entrance Hall

Front door opens into a welcoming Entrance Hall and staircase off to first floor landing.

Living Room

11'1 x 15'11 (3.38m x 4.85m)

Contemporary styled Living Room with feature panelled walls and window to front elevation. A bright and airy room with ample space for double sofas and living room furniture. This room has partially glazed double doors leading through into fabulous Dining Kitchen allowing a free flow to this part of the property or can be closed for more cosy evenings, making this the perfect family living space.





Dining Kitchen

18'5 x 10'3 (5.61m x 3.12m)

Beautifully presented Dining Kitchen with a flood of natural light from the French Doors and window to rear garden and patio. The Dining area has contemporary wall panels and space for a 6-8 seater dining table and chairs. The Kitchen has a range of matching wall and base units with worktops over and breakfast bar for up to 3 people. Integrated appliances include, electric oven, 4 ring hob and stainless steel extractor over. Plumbing for dishwasher and housing for American style fridge freezer. Useful under stairs store off Kitchen and flowing access to Utility.

Utility

5'3 x 7'1 (1.60m x 2.16m)

Useful Utility with plumbing for washing machine and wall and base units. Door to side pathway access to front and rear.

WC

Ground floor WC, with low level WC, and corner vanity wash basin.

2nd Reception Room

8'10 x 13'5 (2.69m x 4.09m)

The current owners have converted the integral garage into a further living space, providing flexible accommodation options for new owners. Currently used as a Playroom, the room has panelled walls and bespoke fitted units. This room could be a Dining Room, Games Room or Home Office, plenty of options here.

Staircase off to 1st Floor Landing

Master Bedroom Ensuite

11'2 x 13'1 (3.40m x 3.99m)

Spacious Double Bedroom with triple fitted wardrobes and window to front. A bright and airy space. Useful store cupboard off. Ensuite comprises shower, WC and wash basin.

Bedroom 2

9'3 x 12'4 (2.82m x 3.76m)

Double Bedroom with window to front

Bedroom 3

9'3 x 9'8 (2.82m x 2.95m)

Double Bedroom with window to rear

Bedroom 4

7'4 x 9'7 (2.24m x 2.92m)

Single bedroom with window to rear garden view.

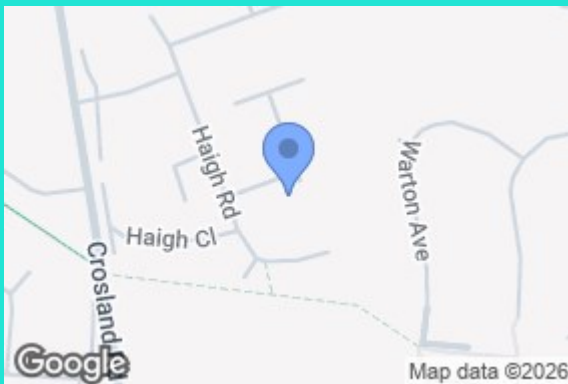
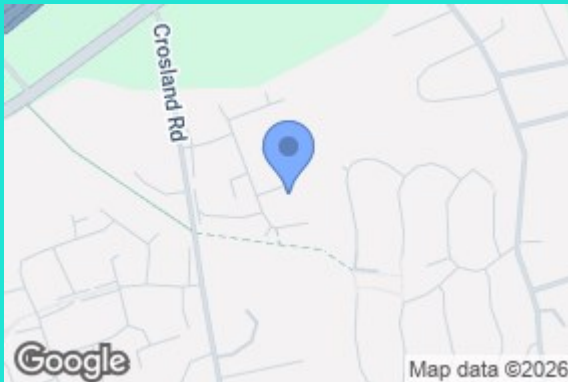
Family Bathroom

Family Bathroom comprising, bath, wash basin and WC. Window to rear.

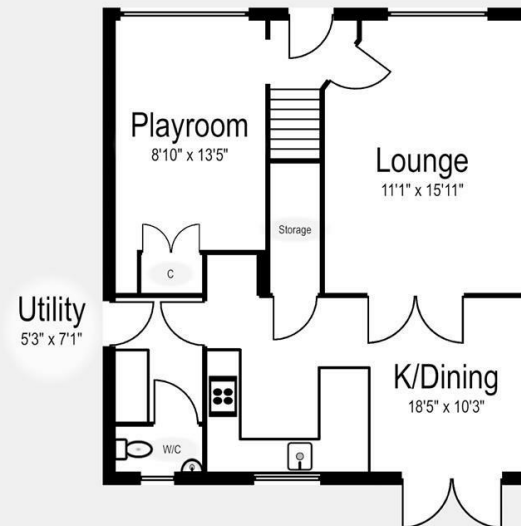
Outside Space

The property is situated in a cul-de-sac position and benefits from a private double driveway, adjacent to front lawn. There is gated side access to the rear of the property. To the rear of the property is a good sized garden and patio area, perfect for summer evenings, and lovely space to spend time outdoors with the family.

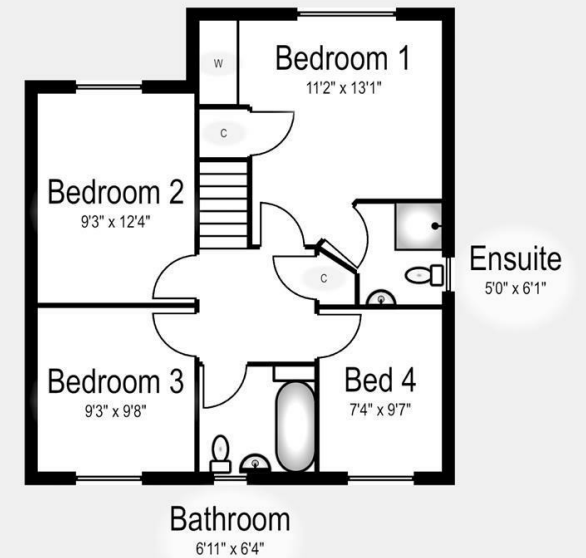




Front Ground

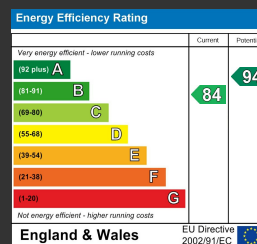


1st Floor



HD3 2AE
Internal - 1194ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.



HALIFAX
West Yorkshire

01422 525285
hello@sheridanbaileyproperty.co.uk
sheridanbaileyproperty.co.uk