



**Austin Close, Lindley, Huddersfield HD3 3ZQ**

**welcome to**

**Austin Close, Lindley, Huddersfield**

Available with no onward chain, a fabulously spacious ground floor apartment in highly sought-after Lindley, on a quiet estate and with off-road parking included. Presented immaculately in a modern, move-in ready condition, ideal for those looking to settle down in a quiet yet convenient location.



### Entrance

With tiled flooring and central heating radiator. Cupboard housing fuse box.

### Lounge

8' 10" plus doorway recess x 19' 5" ( 2.69m plus doorway recess x 5.92m )

Superb sized reception room with built-in drawers and TV unit, laminate flooring, two central heating radiators and two double glazed windows to the front.

### Kitchen

11' x 8' ( 3.35m x 2.44m )

Good sized kitchen with integrated electric oven and 4 ring gas hob with extractor over. Integrated fridge freezer. With tiled flooring and ceiling spotlights.

### Bedroom One

9' 11" x 12' 11" ( 3.02m x 3.94m )

Spacious double bedroom with built-in wardrobes, laminate flooring, central heating radiator and a double glazed window to the rear.

### Ensuite

3' 11" x 7' 3" ( 1.19m x 2.21m )

Comprising shower cubicle, low flush WC and wash hand basin. With extractor, heated towel warmer/radiator and tiled flooring.

### Bedroom Two

9' 11" x 8' 4" plus wardrobes ( 3.02m x 2.54m plus wardrobes )

Good sized room with built-in wardrobes and drawers, laminate flooring, central heating radiator and a double glazed window to the rear.

### Bathroom

6' 6" x 8' max ( 1.98m x 2.44m max )

Bathroom suite comprising bath, low flush WC and wash hand basin. Part tiled walls and tiled flooring, central heating radiator.



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welcome to

## Austin Close, Lindley, Huddersfield

- Ground Floor Apartment With Off Road Parking
- Close To M62 Networks
- No Onward Chain
- Modern Throughout
- Quiet Complex Situated In The Highly Sought After Lindley

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116842 - 0005

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