Martin Thornton
ESTATE AGENTS

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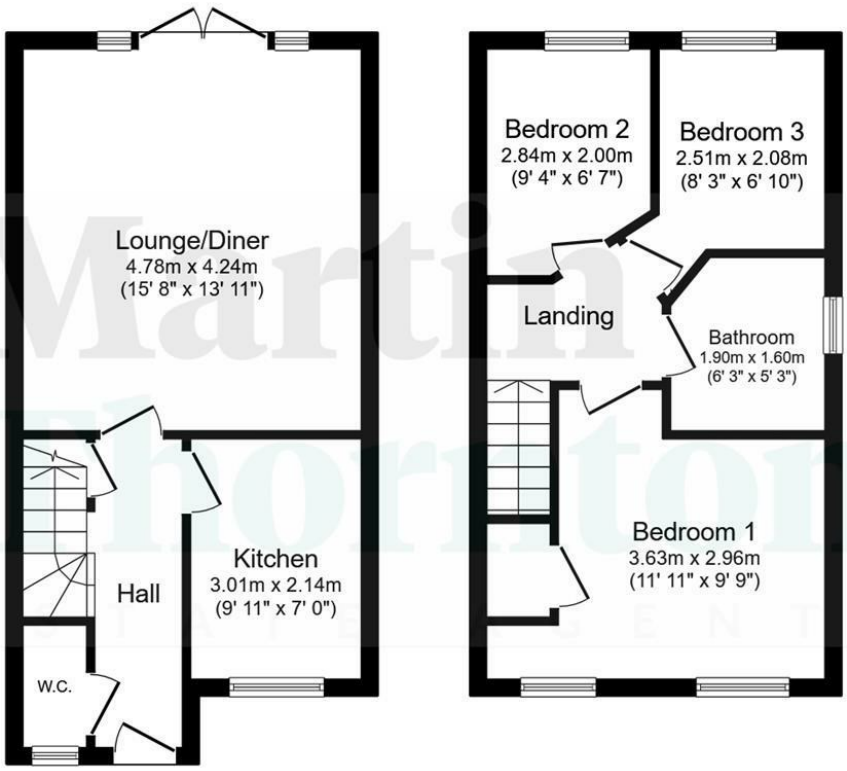
College Avenue, Lindley
Huddersfield,

£1,200 Per month

This three-bedroom semi-detached home enjoys a lovely cul-de-sac position in the popular residential area of Lindley. The property may prove suitable for a family or professional couple, being a short distance from the M62 motorway network. It is a short walk to Lindley Village with its various amenities. The accommodation comprises an entrance hall, downstairs WC, kitchen and living room on the ground floor. There are three bedrooms and a house bathroom on the first floor. The property benefits from an alarm system, gas-fired central heating system and is predominantly uPVC double-glazed. Externally, a tarmac driveway provides off-road parking. There is a lovely, enclosed rear garden, perfect for outdoor entertaining.

College Avenue, Lindley
Huddersfield,

Floorplan



Ground Floor
Floor area 35.2 sq.m. (378 sq.ft.)

First Floor
Floor area 33.4 sq.m. (360 sq.ft.)

Total floor area: 68.6 sq.m. (738 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

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Details

Entrance Hall

A timber door with double-glazed inserts opens to the entrance hall, which has a matted insert and laminate style flooring. There is a ceiling light point, a radiator, a useful under stairs storage cupboard. There is a Veritas alarm system. A timber door gives access to the downstairs WC.

Downstairs WC

This room has a white suite comprising a low-level WC and a pedestal hand basin with twin taps and a tiled splashback. There is a continuation of the laminate style flooring, a uPVC window to the front elevation, a ceiling light point and a radiator.

Kitchen
The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink unit with contemporary style twin taps. It has brick style tiled surrounds, a uPVC window to the front elevation and tiling to the floor. Integrated appliances include an oven, four-ring gas hob with overlying canopy style filter hood and a fridge freezer. There is plumbing for an automatic washing machine, ceiling downlighting and a radiator.

Living Room
This reception room has is positioned at the rear of the property and has two uPVC double-glazed windows providing natural light. A set of French doors provide access to the rear garden. There are two ceiling light points, two radiators and a continuation of the laminate style flooring.

First Floor Landing
From the entrance hall, a balustrade and spindle staircase gives access to the first floor landing, where there is access to loft space and a ceiling light point.

Bedroom One

This double bedroom is positioned at the front of the property and has two uPVC double-glazed windows overlooking the cul-de-sac and beyond. There is a useful storage cupboard over the bulkhead and fitted wardrobes with mirrored inserts, with various hanging rails and shelving. The room has a central ceiling light point and a radiator.

Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window overlooking the garden. There is a central ceiling light point and a radiator.

Bedroom Three
This bedroom has a similar outlook to bedroom two via a uPVC double-glazed window overlooking the cul-de-sac and beyond. There is a ceiling light point and a radiator.

House Bathroom
The bathroom has a white suite comprising a low-level WC, pedestal hand basin with twin taps and a panelled bath with a curved splash screen and a mains fed shower over. There is vinyl style flooring, appropriate tiling to the walls, a uPVC double-glazed window, a ceiling light point, an extractor fan and a radiator.

External Details
At the front of the property, there is a tarmac driveway providing off-road parking, a small lawn and a flagged pathway leading to the front door. There are outside lighting and water points. A timber gate gives access to the rear garden, which has a flagged patio seating area, perfect for outdoor entertaining, a lawn with shrubbery borders and a useful potting shed. The garden has security lighting.

Tenure
The vendor informs us the property is freehold.

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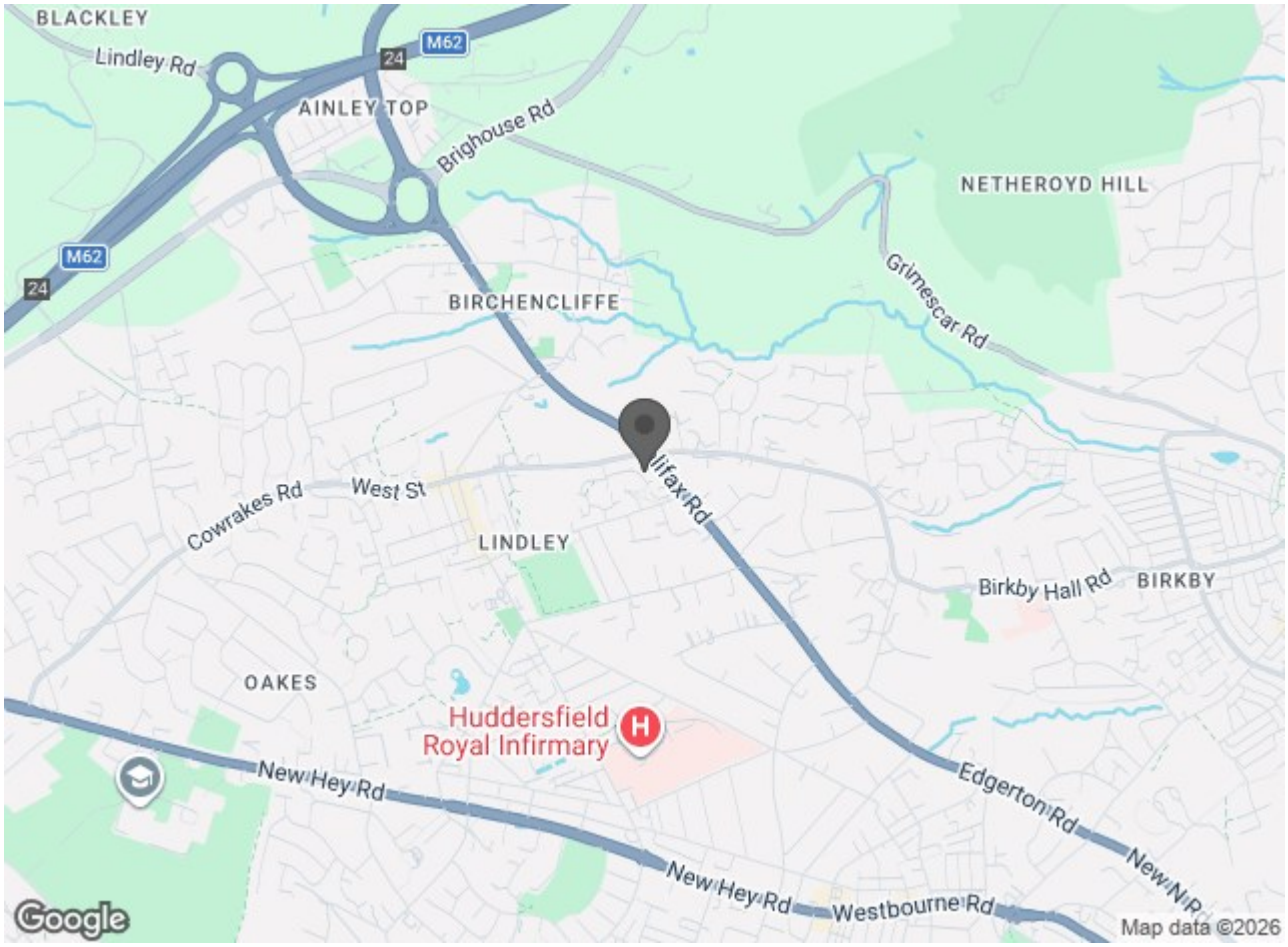
Directions



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