



Weatherhill Rise | Lindley | Huddersfield | HD3 2AF

Asking price £400,000



SHERIDAN  
BAILEY  
PROPERTY

**Weatherhill Rise | Lindley  
Huddersfield | HD3 2AF  
Asking price £400,000**

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
- Beautifully styled throughout

**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.

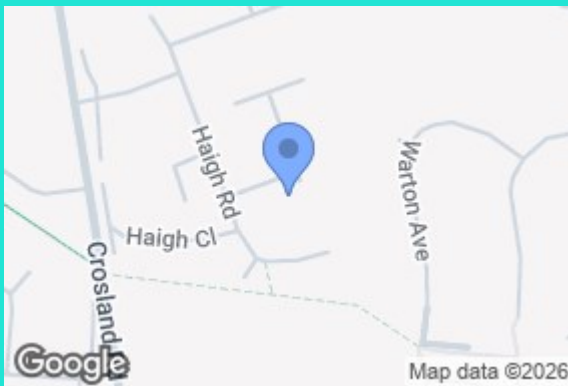
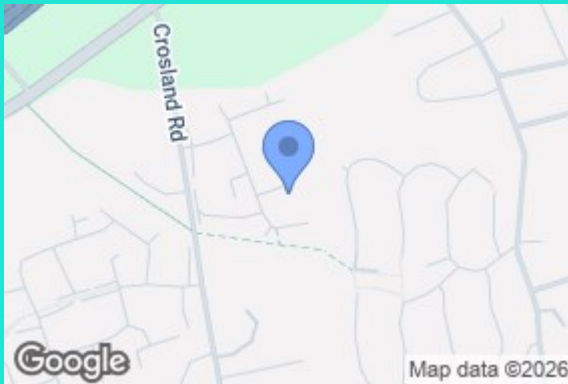
### Family Bathroom

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

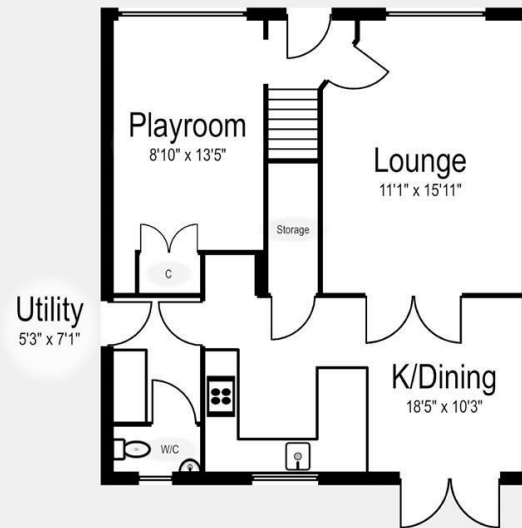
### Outside Space

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.

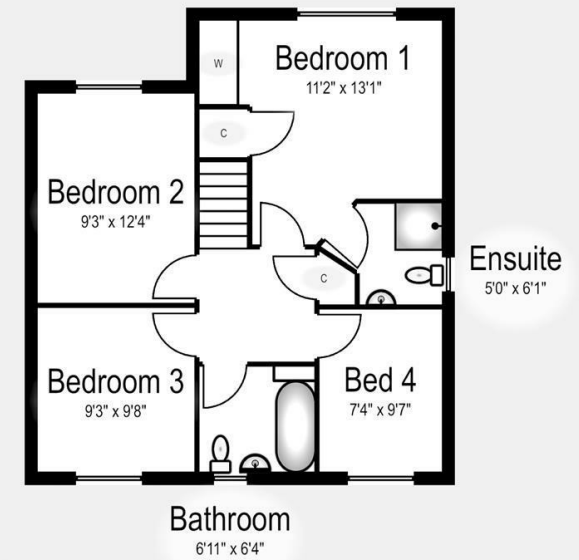




### Front Ground

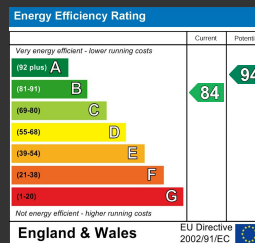


### 1st Floor



**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.



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