



Weatherhill Rise | Lindley | Huddersfield | HD3 2AF

Asking price £290,000



SHERIDAN
BAILEY
PROPERTY

Weatherhill Rise | Lindley Huddersfield | HD3 2AF Asking price £290,000

Beautifully presented 3 bed semi-detached home, set in a cul-de-sac position on a sought after development in Lindley, Huddersfield.

The property is arranged over 3 floors with ground floor comprising, fantastic re-configured Kitchen/ Dining space with integrated appliances and space for up to a 6 seater dining table and chairs, a second reception room, and a ground floor WC. The lower ground floor is wholly dedicated to the spacious Living Room with feature media wall and French doors leading out to patio and gardens.

On the first floor of the home, you will find, Master Bedroom ensuite plus 2 further Bedrooms and a House Bathroom

Externally, the property benefits from 2 private parking spaces to the front of the property. Attractively presented with flagged pathway to side and front with lawned area and slate borders. There is a bin store and flagged steps leading down the side of the property to further outdoor storage space and gated access to rear garden. The garden is a good size and is not immediately overlooked. Flagged patio area with space for garden furniture and BBQ and the remaining space is laid to lawn.

- 3 bed semi detached over 3 floors
- Lower ground level Living Room with French Doors
- Re-configured Kitchen / Dining space
- Benefit of a second Reception Room
- Private parking x 2 vehicles
- Not immediately overlooked to rear
- Beautifully presented throughout

Entrance Hall

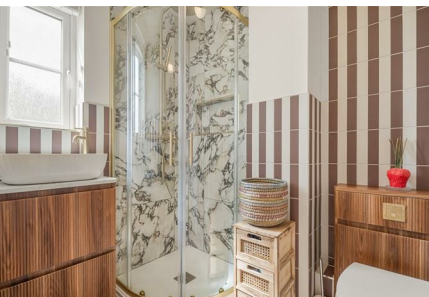
Welcoming Entrance Hall with wooden flooring flowing through Hallway and into Kitchen/Dining and 2nd Reception Room. Staircase off to 1st flooring landing. 1/2 panelled feature walls and fitted storage unit. Space for cloaks

Kitchen / Dining

Beautifully re-configured Kitchen has resulted in a stylish and functional Kitchen/Dining space with ample wall and base units storage creating space for a 6 seater dining table and chairs if required.

The Kitchen comprises a range of wall and base units with worktops over. Integrated appliances include; 4 ring gas hob with stainless steel extractor over, low level electric oven, dishwasher and built in wine cooler. There is plumbing for washing machine and housing for an American style fridge freezer. Broad range of fitted units including a work top mounted display cabinet. A lovely and bright family space with French Doors to a Juliette balcony and kitchen window to rear garden views. Staircase off down to Living Room.





2nd Reception Room

This property benefits from a second Reception Room at ground floor level with window to front elevation. Currently utilised as Home Office, this room could equally be used as a Play Room or Dining Room providing the future owner with flexible living options.

WC

Useful ground floor WC comprising; low level WC, corner vanity wash handbasin with tiled splashbacks. Privacy window to front elevation.

Staircase from Kitchen to Lower Ground Floor

Living Room

Inner vestibule at bottom of stairs opens into a generous Living Room. The lower ground floor of this home is dedicated to family Living Space. A lovely bright and airy room with French Doors opening up onto a flagged patio area and a further window also to rear garden views. The focus of the room is a bespoke media wall with built in shelving space and contemporary electric fire controlled by a remote control or phone app. There is further bespoke cabinetry to the back of the room allowing excellent storage.

Staircase off Hallway to 1st Floor Landing

Master Bedroom Ensuite

Good size Master Bedroom with window to front elevation. 1/2 panelled feature wall behind bedspace. Storage cupboard off. Ensuite is fully tiled and contemporary styled with corner shower unit with rainfall shower, low level WC, vanity mounted wash handbasin, and heated towel rail..

Bedroom 2

Double Bedroom with window to rear and views.

Bedroom 3

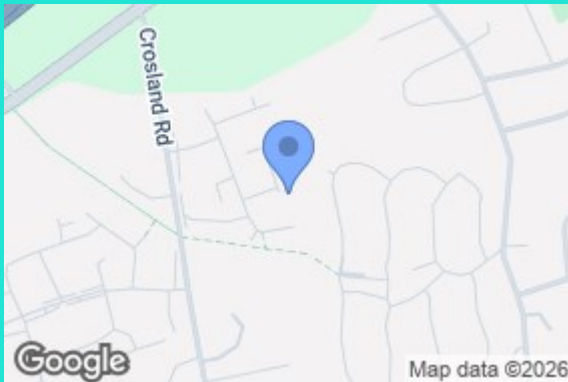
Single Bedroom, perfect for a Nursery or currently used as a Dressing Room. Window to rear

House Bathroom

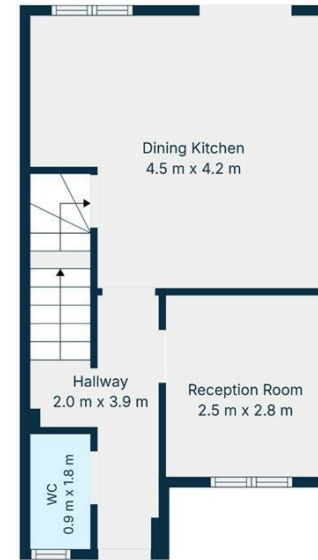
Fully tiled House Bathroom comprising; bath with glass shower screen and MIRA electric shower. Low level WC, wash handbasin and chrome heated towel rail.

Outdoor Space

The property sits at the head of the cul-de-sac and benefits from 2 private parking spaces to the front of the property. Attractively presented with flagged pathway to side and front of the property with lawned area and slate borders. There is a bin store and flagged steps leading down the side of the property to further outdoor storage space and gated access to rear garden. The garden is a good size and is not immediately overlooked. Flagged patio area with space for garden furniture and BBQ and the remaining space is laid to lawn.



Lower Ground Floor



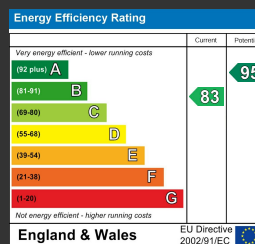
Ground Floor



1st Floor

TOTAL: 91 m2

Measurements deemed highly accurate
but not guaranteed.



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