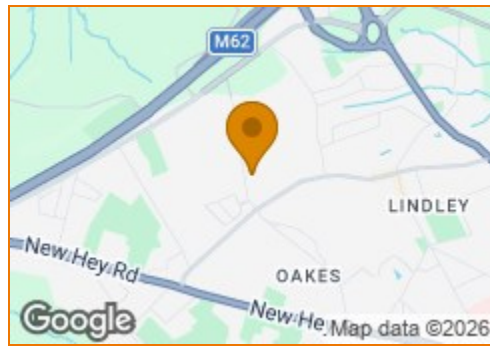
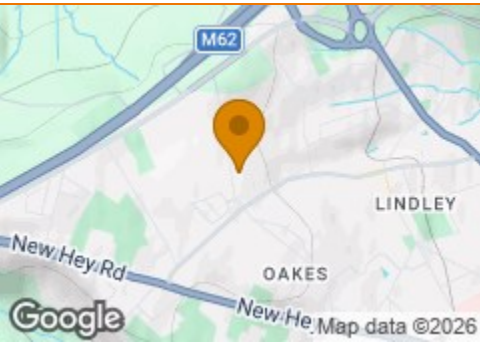


# BOULTONS

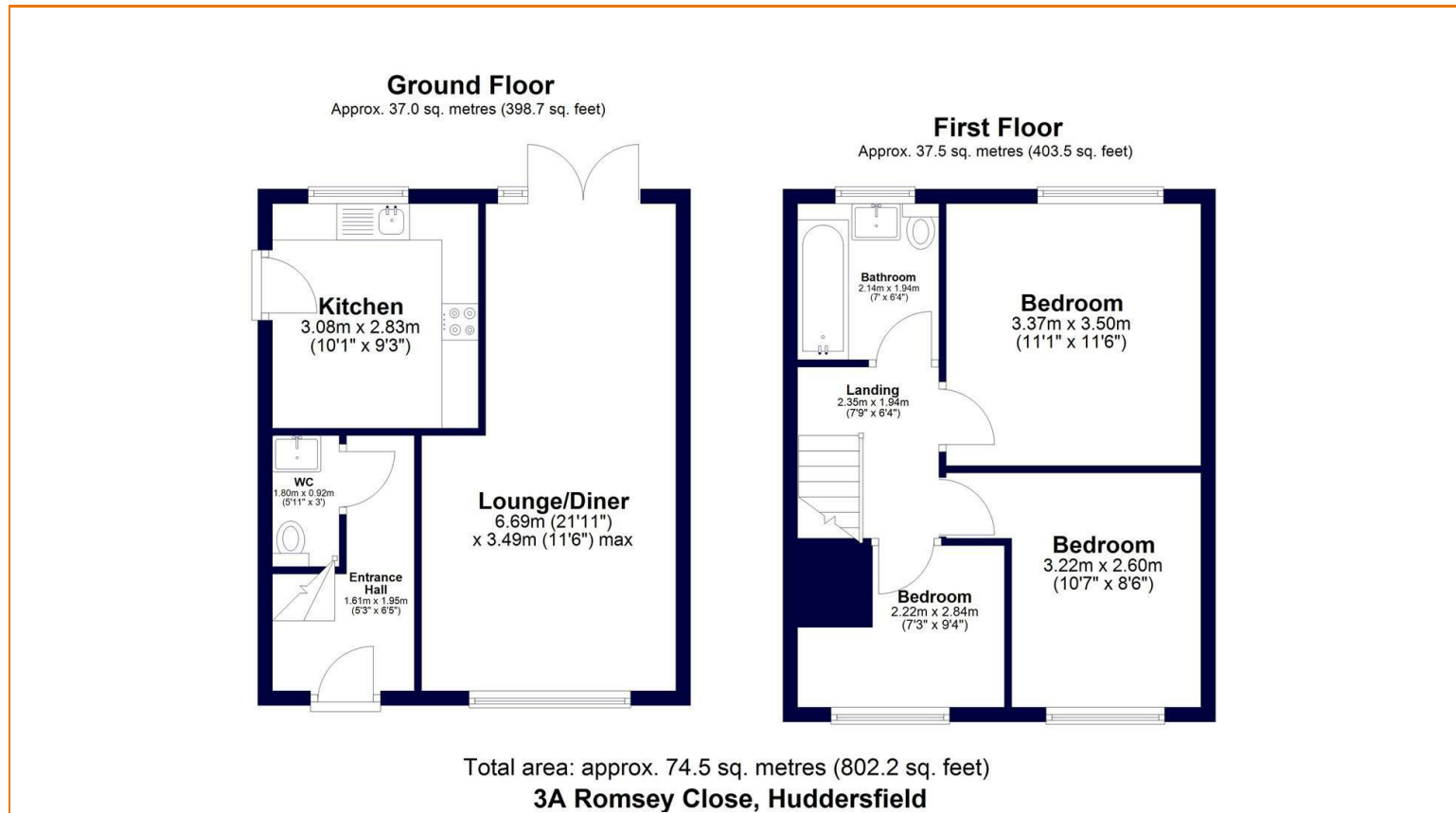
Terrain Map

Hybrid Map

Terrain Map



Floor Plan



## Romsey Close

Lindley, Huddersfield, HD3 3GU

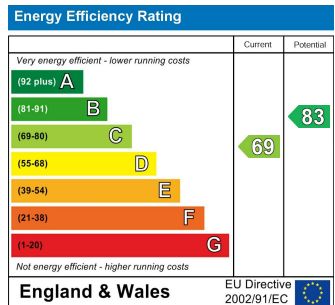
Offers Over £280,000



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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# Romsey Close

Lindley, Huddersfield, HD3 3GU

Offers Over £280,000



Situated at the head of the sought-after cul-de-sac of Romsey Close, is this modern and well-appointed three-bedroom detached house. An ideal family home, the property boasts a spacious lounge and dining area, with french doors leading straight out to the rear garden.

The contemporary fixtures and fittings ensure that it is not only easy on the eye but also functional and modern, making it a truly "move-in ready" home.

Situated in a most popular area, this home is conveniently located near a variety of bustling amenities (equidistance of Lindley & Salendine Nook), providing easy access to shops, cafes, daily services and recreational facilities. The proximity to the M62 motorway network further enhances its appeal, offering excellent transport links for commuters requiring access to the wider financial centers such as Leeds and Manchester.

Families will appreciate the property's positioning, being within easy reach of highly regarded schools, making it an excellent choice for those with children of all ages. The house also features ample off-road parking and additionally, the low-maintenance gardens (with outbuildings) provide a perfect outdoor space for relaxation without the burden of extensive upkeep.

This well-presented home combines modern living with practicality, making it a fantastic opportunity for anyone looking to settle in a thriving and established community. Don't miss the chance to make this delightful property your own.

## ACCOMMODATION

### RECEPTION HALL 12'8" x 6'5"

Accessed via a composite double glazed front door with privacy glass inset, newly decorated with a turned staircase providing access to the first floor with spindles, balustrade and newel post on display. Central heating radiator, light oak style laminate floor covering and access to the ground floor rooms.

### WC 4'5" x 2'6"

Fitted with a low level wc and corner hand wash basin with mixer tap over. Part tiled splashback around the sink.

### LOUNGE/DINER 22'0" x 11'5" max, 8'7" min

Featuring a uPVC double glazed wood grain effect window positioned to the front elevation and matching uPVC double glazed French doors to the rear elevation allowing easy access to the rear garden. Two central heating radiators, decorative coving, provision for ceiling and wall lights.

### KITCHEN 9'2" x 8'9"

Fitted with a range of wall and base units in a light oak design with stainless steel bar handle trim, marble effect working surfaces which incorporate a stainless steel inset sink unit and drainer with mixer tap. The kitchen is further equipped with a four ring induction hob with a fitted oven beneath an integrated extraction unit and also hosts an integrated dishwasher. There is plumbing for a washing machine, provision for a tallboy fridge freezer along with part tiled splashbacks surrounding the preparation areas, vertical designer radiator. To the rear elevation is a uPVC double glazed wood, grain effect window and a matching side door, with privacy glass inset, giving access to the exterior.

## FIRST FLOOR

### BEDROOM 1 11'5" x 11'0"

A generous and well presented double bedroom with a uPVC double glazed window in a wood grain style to the rear elevation, central heating radiator.

### BEDROOM 2 10'7" x 8'6" plus entrance

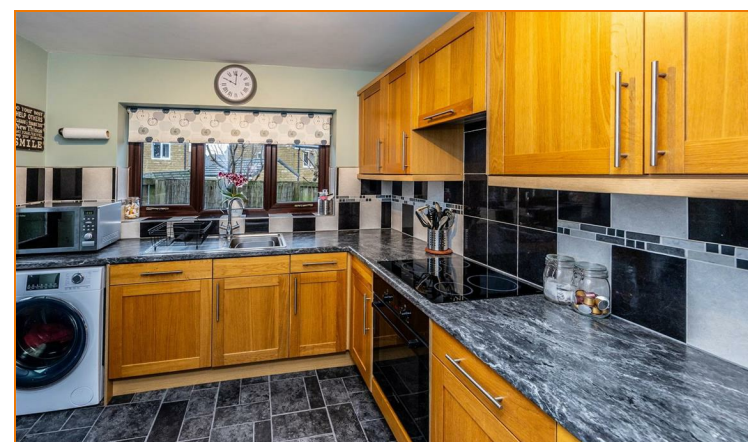
Another generous double bedroom, also in good decorative order with a uPVC double glazed window to the front elevation and a central heating radiator.

### BEDROOM 3 7'7" max x 9'4" max

The measurements include a large bulkhead style wardrobe (1.07m x 0.92m) providing hanging and storage. There is a central heating radiator and a uPVC double glazed window in a wood grain effect to the front elevation.

### BATHROOM 6'4" x 5'10"

Fitted with a white three piece suite comprising panel bath with chrome mono block mixer tap over and main rainfall showerhead plus hand held shower attachment, pedestal hand wash basin with chrome mixer tap and a low flush wc. There is a heated towel rail, tiling to the walls and floor together with an aqua-board style ceiling and to the rear elevation is a uPVC double glazed wood grain effect window with privacy glass inset.



### LANDING 6'6" x 7'8"

Loft hatch with a pull down ladder allowing access to the useful storage loft, there is a uPVC double glazed window in a wood grain style with privacy glass inset.

### OUTSIDE

To the front of the property is a wide bock paved driveway providing ample off road parking. To the rear is a stone flagged, low maintenance garden area which extends to the side. There are a number of garden sheds and storage facilities.

### TENURE

We understand that the property is a freehold arrangement.

### COUNCIL TAX. BAND C.

