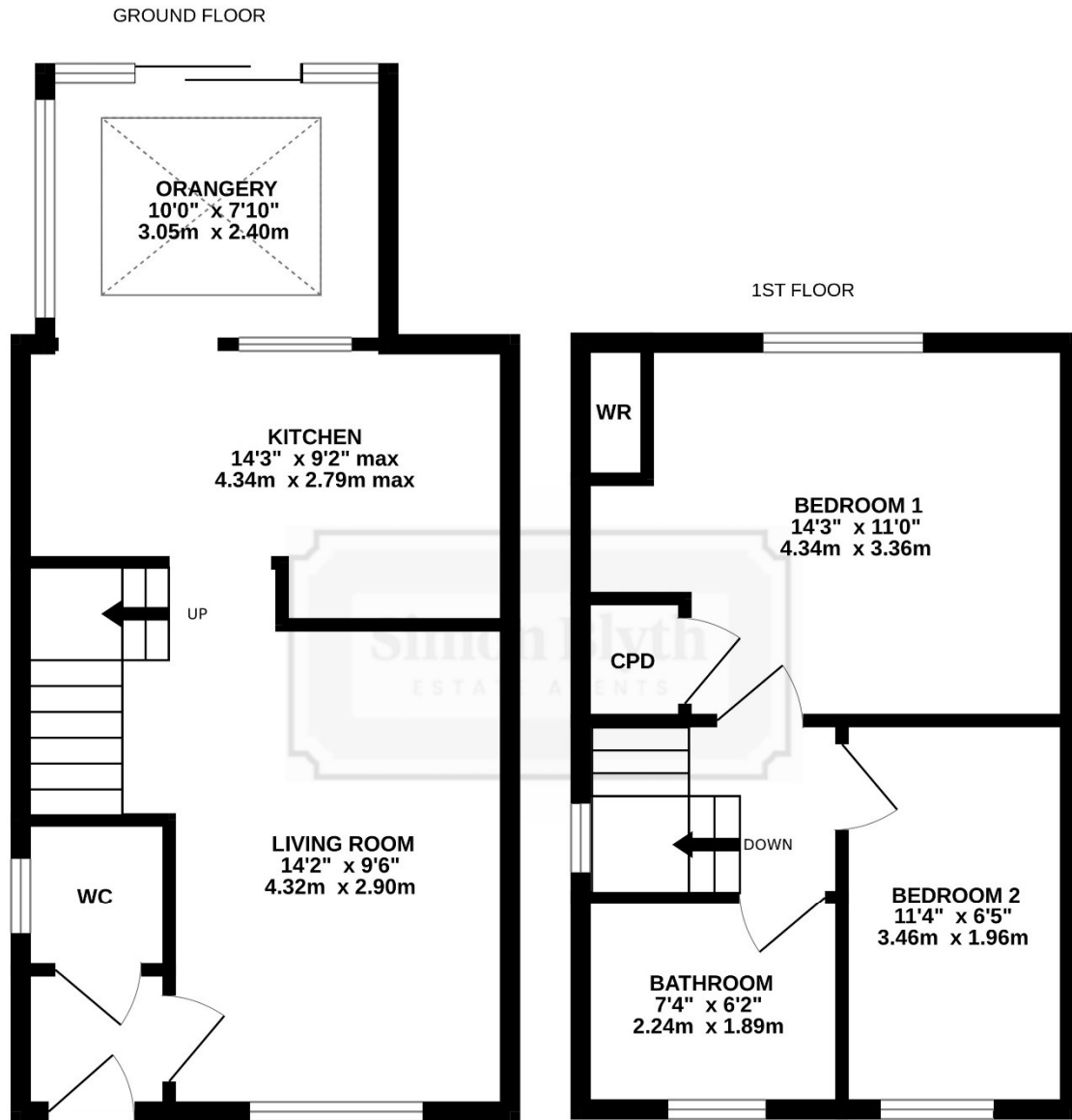




48 Dryden Way, Lindley, Huddersfield, HD3 3ZH



DRYDEN WAY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

No upper chain

A beautifully presented two bedroomed semi-detached house with orangery overlooking a southerly facing garden.

The property is situated towards the head of a cul-de-sac and would make a lovely first-time home or ideal for someone wishing to downsize. Lindley's varied amenities including shops, restaurants and bars are located close by and just a few minutes drive from junction 24 of the M62 motorway. The accommodation is served by a gas central heating system, uPVC double glazing and briefly comprises to the ground floor entrance lobby, downstairs w.c., living room, fitted kitchen with appliances and orangery. To the first floor there are two bedrooms and bathroom. Externally there is a driveway providing off-road parking together with an enclosed southerly facing rear garden.

Offers Around £255,000

GROUND FLOOR

ENTRANCE LOBBY

With a composite panelled and frosted double glazed door, ceiling light point, central heating radiator and from here there are doors giving access to the living room and a downstairs w.c.

DOWNSTAIRS W.C.

Measurements- 4'3" x 4'3"

With a frosted uPVC double glazed window, inset LED downlighters, chrome ladder style heated towel rail, tiled floor and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, tiled splashback and low flush w.c.

LIVING ROOM

Measurements- 14'2" x 9'6"

A comfortable reception room which has a uPVC double glazed window, ceiling light point, central heating radiator and to one side a spindled return staircase rises to the first floor. At the far end of the living room an archway provides access to the kitchen.





KITCHEN

Measurements – 14'3" x 9'2" maximum

With a uPVC double glazed window looking into the orangery, there are inset LED downlighters, ceiling light point, oak effect laminate flooring which continues through into the orangery. There is a central heating radiator and fitted with a range of dove grey shaker style base and wall cupboards, pan drawers, these are complimented by brushed stainless steel handles with contrasting overlying timber effect worktops and splashbacks, there is an inset single drainer Blanco sink with chrome monobloc tap, four ring gas hob with stainless steel and curved glass extractor hood over, stainless steel electric fan assisted double oven, integrated slim line dishwasher, integrated fridge, integrated freezer, pull out larder, integrated washing machine, cupboard housing a Potterton gas fired central heating boiler, concealed lighting beneath the wall cupboards and a low level LED lighting.



ORANGERY

Measurements – 10'0" x 7'9"

This has uPVC double glazed windows, sliding patio doors and glazed roof with inset LED downlighters, there is a vertically hung column style radiator and oak effect laminate flooring.



FIRST FLOOR

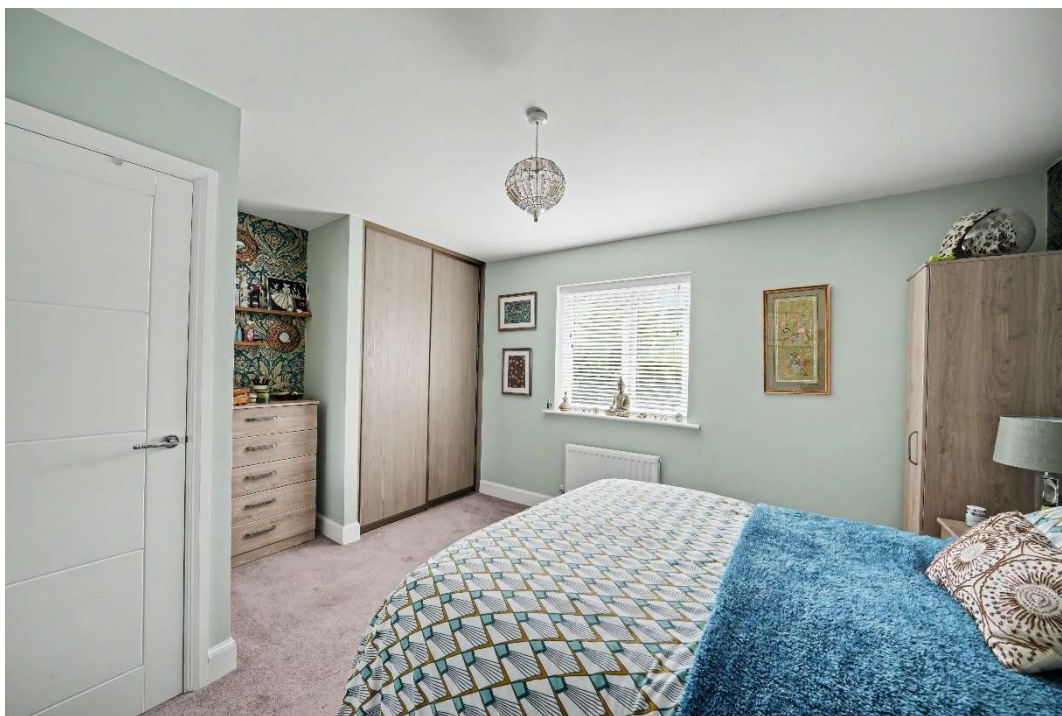
LANDING

With uPVC double glazed window and ceiling light point. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 14'3" x 11'0"

A generous double room which has a uPVC double glazed window, ceiling light point, central heating radiator, cupboard over the bulkhead and fitted floor to ceiling sliding door wardrobe.



BEDROOM TWO

Measurements- 11'4" x 6'5"

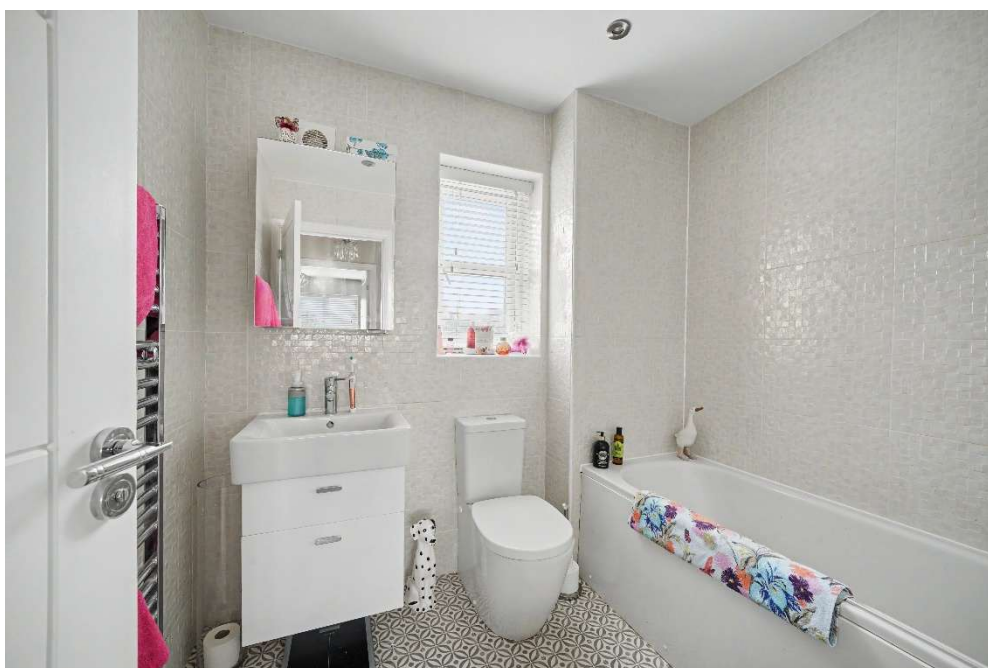
With a uPVC double glazed window, ceiling light point, loft access and central heating radiator.



BATHROOM

Measurements- 7'4" x 6'2"

With a frosted uPVC double glazed window, inset LED downlighters, floor to ceiling tiled walls, chrome ladder style heated towel rail, extractor fan and fitted with a suite comprising panelled bath with glazed shower screen and Grohe chrome shower fitting over, vanity unit incorporating wash basin with Grohe chrome monobloc tap and low flush w.c.



OUTSIDE

PARKING

To the front of the property there is a tarmac parking space.

GARDENS

To the front of the property there is a flagged pathway leading to the front door with an external light fitting. Adjacent to the pathway there is a gravelled area and a further flagged pathway leading down the left-hand side of the property to a timber hand gate which opens onto the rear garden. The rear garden enjoys a southerly aspect and has been designed for ease of maintenance with flagged pathways and patios, areas of crushed blue slate, planted trees, shrubs, outside cold water tap and external lighting.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Property tenure – Leasehold with the remainder of a 999-year lease from 20/10/2016 with an annual ground rent of £170.

Council tax band – B

Directions- Using satellite navigation enter the postcode HD3 3ZH

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

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