



Pavilion View | Lindley | Huddersfield | HD3 3WU

Asking price £499,995



SHERIDAN
BAILEY
PROPERTY

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An executive detached home, benefitting from 4 double bedrooms and 2 reception room in Lindley. Situated at the head of a cul-de-sac, this home is located in a perfect position and minutes from local amenities including highly regarded schools and the M62. This property is ideal for a family.

The property briefly comprises, entrance hall, living room, second reception room, kitchen/dining, utility and WC. To the first floor you will find four double bedrooms, house bathroom and en suite to bedroom one. To the outside the property has ample off-road parking, detached double garage and family sized gardens.

- 4 bed detached at head of cul-de-sac
- 2 reception rooms
- 4 double bedrooms
- Twin garage and long driveway

Entrance Hall

Front door opens into a welcoming hallway with space for cloaks and staircase off to first floor landing.

Living Room

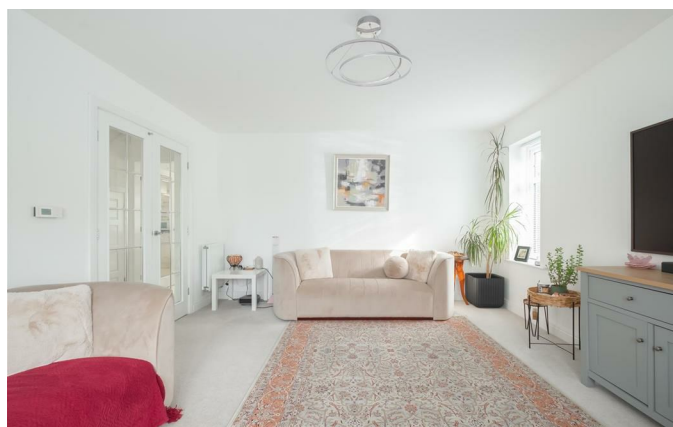
13'0 x 15'0 (3.96m x 4.57m)

Double glass panelled doors open up into light and airy room. Dual aspect windows and ample space for double sofas and living furniture. A lovely family space.

2nd Reception Room

9'1 x 12'4 (2.77m x 3.76m)

The benefit of this style of home is the second reception room. In this property utilised as a cosy additional sitting room. This space offers future owners flexible accommodation options. This room would make a perfect Home Office/Study, a formal Dining Room or a Playroom. The choice is yours!





Dining Kitchen

22'11 x 10'9 (6.99m x 3.28m)

The heart of this home is the fabulous Dining/Kitchen space to the rear of the property. This is a great space for everyday family life or entertaining with walk in box windows leading directly out to the garden and patio area. The Dining area has space for a 6-8 seater dining table and chairs and benefits from an abundance of natural light. The Kitchen comprises a range of cream hi-gloss wall and base units with worktops over and an integrated 5 ring gas hob with stainless steel extractor over, as well as an eye level electric double oven with grill. Plenty of storage and work preparation space and window to rear garden views. Archway leads to Utility.

Utility

Good sized Utility Room off Kitchen with plumbing for washing machine, storage and work top space. Rear door access to garden.

Downstairs WC

Door from Utility leads to useful downstairs WC.

Staircase to first floor landing

Master Bedroom Ensuite

13'3 x 9'0 (4.04m x 2.74m)

Master Bedroom with window to front elevation, dressing area with fitted wardrobes and ensuite comprising shower cubicle, wash basin, low level WC and frosted window.

Bedroom 2

11'0 x 11'4 (3.35m x 3.45m)

Good sized Double Bedroom with rear garden views

Bedroom 3

9'5 x 8'10 (2.87m x 2.69m)

Double Bedroom with rear garden views

Bedroom 4

9'2 x 11'11 (2.79m x 3.63m)

Double Bedroom to front of property refitted with bespoke fittings to a Dressing Room with ample wardrobe space and room for dressing table.

Family Bathroom

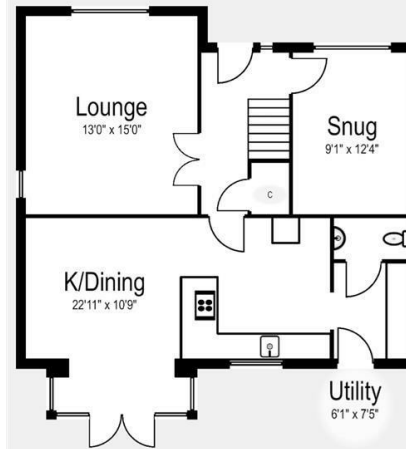
Family Bathroom comprises single shower cubicle, bath, wash basin, WC. It is partially tiled with frosted window to rear.

Outside Space

The property is perfectly located at the head of a cul-de-sac so no passing traffic, and benefits from a long driveway to side of the property which can accommodate up to 3 vehicles, plus detached twin garages with up and over doors. There is access from the driveway to the garden via a gate. The rear garden is predominantly laid with lawn with flagged patio space.



Front Ground

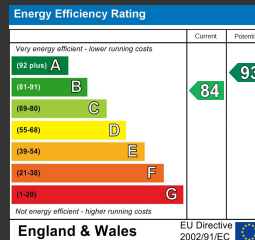


1st Floor



HD3 3WU
Internal - 1772ft²

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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