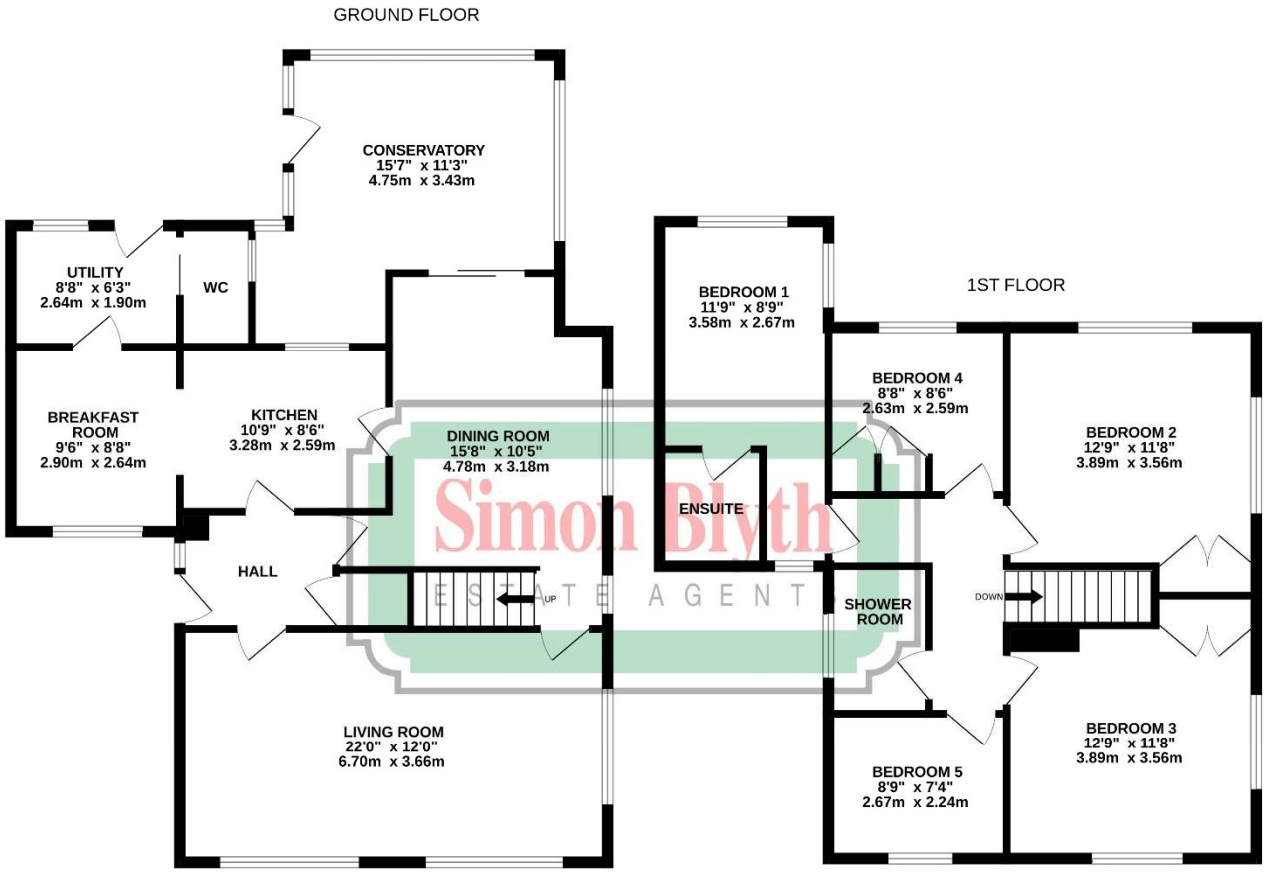


2 Gatesgarth Crescent, Lindley, Huddersfield, HD3 3LG

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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

A spacious and well-proportioned five-bedroom detached family home standing within generous tree lined gardens and ideal for a growing family. This comfortable home occupies convenient position close to Lindley's varied amenities, good local schools and just a short drive from J23 and24 of the M62. The accommodation is served by a gas central heating system, uPVC double glazing, CCTV and briefly comprising to the ground floor entrance hall, living room, dining room, conservatory, fitted kitchen, breakfast room, utility and downstairs W.C. First floor landing leading to five bedrooms with master en suite bathroom and family shower room. Externally a driveway provides offroad parking, single garage and established gardens.

Offers Around £450,000

GROUND FLOOR

ENTRANCE HALL
With a uPVC and frosted double glazed door together with an adjacent frosted uPVC double glazed window, there is a ceiling light point, central heating radiator, useful storage beneath the stairs and from the hallway access can be gained to the following: -

LIVING ROOM
Measurements- 22'0" x 12'0"
As the dimensions indicate this is a generously proportioned principal reception room which has plenty of natural light from uPVC double glazed windows to both front and side elevations, there are two ceiling light points, ceiling coving, two central heating radiators and as the main focal point of the room there is a decorative stone fireplace with stone mantle and stone hearth. From the living room there are doors giving access to the hallway and the dining room.







DINING ROOM

Measurements- 15'8" x 10'5"

Once again as the dimensions indicate this is a well-proportioned room with a uPVC double glazed window to the side elevation and aluminium double glazed sliding patio doors, giving access to the conservatory. There is a ceiling light point, central heating radiator and at one end a staircase rises to the first floor. Fromthe dining room there is a door giving access to the kitchen.



KITCHEN

Measurements- 10'9" x 8'6"

With a uPVC double glazed window, inset ceiling downlighters, tiled floor and fitted with a range of shaker style base and wall cupboards, drawers, these are complimented by contrasting over lying granite work tops with tiled splash backs, there is an inset sink with brushed stainless steel mixer tap, Bosch five ring stainless steel gas hob with matching stainless steel extractor hood over, Bosch stainless steel and smoked glass electric double oven and microwave, integrated Bosch dishwasher and integrated fridge freezer. To one side an archway gives access to a breakfast room.





BREAKFAST ROOM

Measurements- 9'6" x 8'8"

With a uPVC double glazed window, ceiling light point, central heating radiator, wall mounted Baxi gas fired central heating boiler and tiled floor. To one side door gives access to a utility room.



UTILITY ROOM

Measurements- 8'8" x 6'3"

With a uPVC and frosted double glazed door with adjacent uPVC double glazed window giving access to the rear garden, there is a ceiling light point, tiled floor and fitted with matching base and wall cupboards to that of the kitchen with overlying worktop with inset single drainer stainless steel sink with brushed stainless steel mixer tap, tiled splash backs and under counter space for washing machine and tumble dryer. To one side a sliding door gives access to a downstairs WC.



DOWNSTAIRS W.C.

Measurements- 5'7" x 3'9"

With inset ceiling down lighters, frosted glazed window, central heating radiator, tiled floor and fitted with a low flush WC.

CONSERVATORY

Measurements- 15'7" x 7'4"

This has uPVC double glazed windows together with door, there are inset ceiling down lighters, ceiling light point, laminate flooring and enjoying lovely aspect over the generous tree lined rear garden.



FIRST FLOOR

LANDING

With two ceiling light points and loft access. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 11'9" x 8'9"

A double room which has a uPVC double glazed window for three elevations, there is a ceiling light point, wall light point, central heating radiator, fitted wardrobes, cupboards and bed side table and a dressing table with drawers beneath. To one side a door gives access to an en suite bathroom.



EN-SUITE BATHROOM

Measurements- 6'0" x 5'5"

With extractor fan, floor to ceiling tiled walls, wall light incorporating shaver socket and fitted with a suite comprising pedestal wash basin, low flush W.C. and panelled bath with chrome shower fitting over.



BEDROOM TWO

Measurements- 12'9" x 11'8"

A double room situated to the rear of the property and having uPVC double glazed windows to two elevations, there is a ceiling light point, twin door recessed wardrobe with cloaks rail and in one corner there is a pedestal wash basin.



BEDROOM THREE

Measurements- 12'9" x 11'8"

A double room which once again enjoys uPVC double glazed windows to two elevations with the front having far reaching views stretching across to Grimescar Woods, there are two ceiling light points, central heating radiator and twin door recessed wardrobe.



BEDROOM FOUR

Measurements- 8'6" x 8'8"

With a uPVC double glazed window looking out over the rear garden, ceiling light point, central heating radiator and with twin door wardrobe.



BEDROOM FIVE

Measurements- 7'4" x 8'9"

With a uPVC double glazed window enjoying views across to Grimescar Woods, there is a ceiling light point and central heating radiator. This room is currently utilised as a study.



SHOWER ROOM

Measurements- 7'8" x 5'4"

With a frosted uPVC double glazed window, inset ceiling down lighters, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush WC and large shower cubicle with sliding door and chrome shower fitting incorporating fixed shower rose and separate hand spray.



OUTSIDE

PARKING

To the right-hand side of the house there are brick gateposts which provide access to a tarmac driveway providing off road parking for two cars and in turn leading to an attached garage. Garage 16'3" x 9'6" This has an up and over door which was replaced in October 2024, there is a courtesy door giving access to the garden, timber and glazed window to the rear elevation and power and light.

GARDEN

To the front of the property there is an area of crushed blue slate with planted trees and shrubs. To the left-hand side of the house there is a flagged pathway providing access to the main entrance and to the far side of the pathway there are planted trees and shrubs. The rear garden is accessed via a timber hand gate to the righthand side of the garage with a flagged pathway leading to a large predominantly lawned garden which enjoys a south westerly aspect and has a patio area which can be accessed from the conservatory or utility room, there is a raised patio, timber garden shed and with planted shrubs and mature trees running around the rear and side elevation.







ADDTIONAL INFORMATION

Central heating- There is a gas central heating system

Double glazing- The property has uPVC double glazing

Security- The property has CCTV

Council tax band – F

Directions- Using satellite navigation enter the postcode HD3 3LG

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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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

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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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME
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