

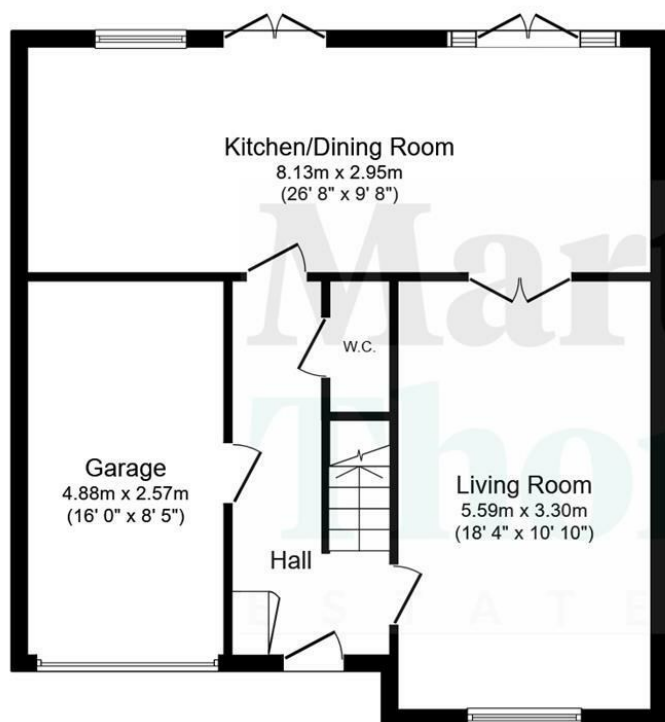
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**Smithy Close, Lindley
Huddersfield,**

**Offers in the region of
£475,000**

This well-appointed, four double bedroom detached family home enjoys a cul-de-sac setting and an open rear aspect, with a westerly facing garden benefitting from the afternoon sun. It is conveniently positioned for local amenities within nearby Lindley village and is an ideal commuter base for Leeds and Manchester. The light and bright accommodation is presented to a high standard throughout. It comprises an entrance hallway with Amtico flooring, downstairs WC, large open-plan dining kitchen with integrated appliances and French doors and a good-sized living room. On the first floor, there are four double bedrooms, two of which have en suite shower rooms, and a house bathroom. The property benefits from a gas-fired central heating system, uPVC double-glazing and a security system. Externally, there is side-by-side parking on the tarmac driveway, an integral garage and a lawn. The rear garden enjoys an open aspect and has been redesigned with a large patio and steps up to a lawned garden. An early inspection is advised to appreciate the position and open aspect, as well as the accommodation on offer.



Ground Floor

Floor area 66.7 sq.m. (718 sq.ft.)



First Floor

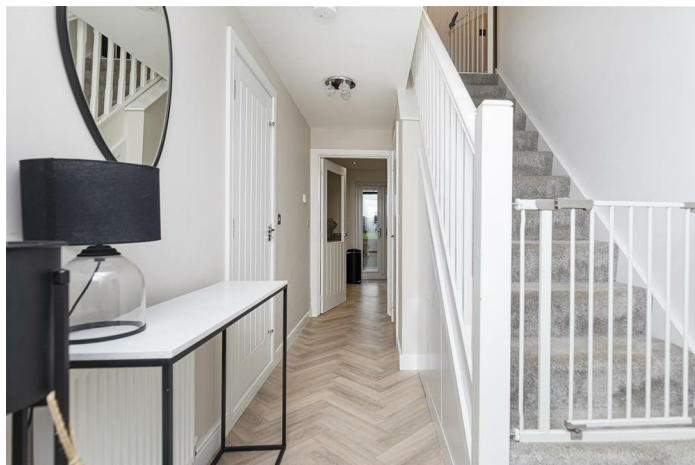
Floor area 66.6 sq.m. (717 sq.ft.)

Total floor area: 133.3 sq.m. (1,435 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Entrance Hallway



An external entrance door with an opaque glazed panel gives access into the entrance hallway. The wide and well-appointed hallway has herringbone pattern Amtico flooring, which continues through to the rear dining kitchen. A staircase rises to the first floor accommodation, beneath which are soft-close storage cupboards. A further storage cupboard houses the consumer unit for the electrics. There is a radiator and access to the downstairs WC. A door leads to the integral garage.

Downstairs WC



This room has a continuation of the Amtico flooring and half-height wall tiling. The white two-piece suite comprises a pedestal wash hand basin and a low-level WC. There is a ceiling light point, an extractor fan and a radiator.

Dining Kitchen



A timber and glazed door leads to the dining kitchen, which runs the full width of the property. It was originally two separate rooms, that have been amalgamated into one large open-plan, sociable eating and entertaining space. It is particularly light and bright, with neutral decor, twin sets of French doors in the dining area and a uPVC window in the kitchen area. There is a continuation of the Amtico flooring throughout. The kitchen area has units to high and low levels with Quartz worktops, matching upstands, lighting to the plinths of the base units and a sunken one-and-a-half bowl stainless steel sink. Integrated appliances comprise a five-ring gas hob, illuminated canopy style filter hood above, double oven, fridge, freezer, washer and dishwasher. There is also pull-out larder style storage. The dining area is positioned at the far end and can easily accommodate a large dining table. The room is west facing, maximising natural lighting. There is ceiling downlighting, two radiators and twin timber and glazed doors into the living room.

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Living Room



This large formal reception room can be accessed from the entrance hallway via a timber and glazed door, as well as the French doors from the dining kitchen. It is presented to a high standard with a neutral colour palette, plenty of space for furniture and a uPVC window to the front elevation. There are two radiators.

First Floor Landing

From the entrance hallway, a staircase rises to the first floor landing, which gives access to all four double bedrooms and the house bathroom. There is access to the loft area, a radiator, a large storage cupboard and an airing cupboard that houses the cylinder for the hot water system.

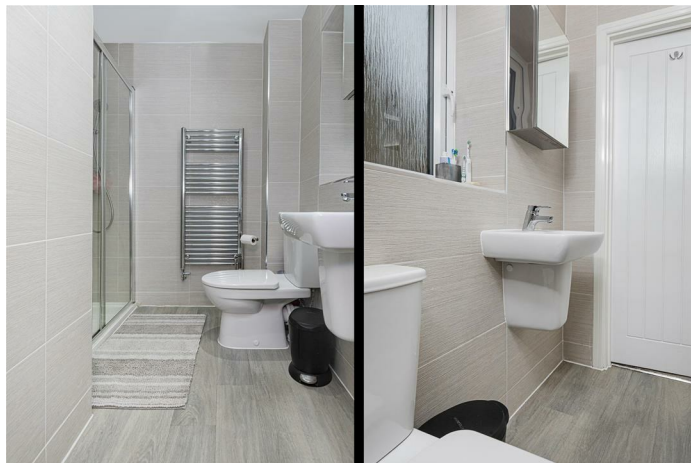
Bedroom One



This double bedroom is positioned at the front of the

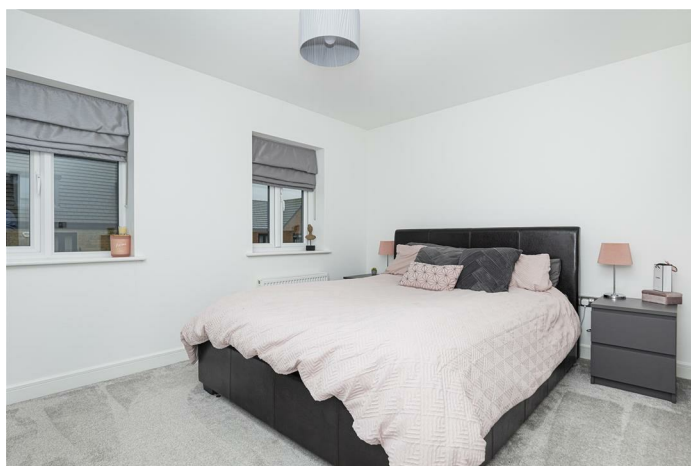
property and has two built-in mirror-fronted double wardrobes. There is plenty of space for further furniture, a uPVC window and a radiator. This bedroom has the advantage of an en suite shower room.

En Suite Shower Room



This room has a double shower cubicle with an overhead waterfall style shower fitting and a hand-held shower attachment, a wall-mounted wash hand basin and a low-level WC. There is a mirror-fronted toiletries cabinet, ceiling downlighting and an extractor fan. The walls are tiled and the room has an opaque uPVC side window.

Bedroom Two



This large double bedroom is positioned at the front of the property and buyers may decide to use it as the master bedroom. It has twin uPVC windows, a useful alcove, storage

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over the staircase projection and space for further furniture. There is a radiator and provision for a TV. This bedroom has the advantage of an en suite shower room.

En Suite Shower Room



This room has a double shower cubicle with a wall-mounted shower fitting, a wall-mounted wash hand basin and a low-level WC. There is appropriate tiling to the walls, grey vinyl flooring, an opaque side uPVC window and an upright chrome ladder style radiator.

Bedroom Three

This double bedroom is positioned at the rear of the property and enjoys an open aspect with long distance views from its uPVC window. There is plenty of space for furniture, and it is currently used as a home office/gaming room. It has built-in furniture comprising a large desk, open shelving and drawers. There is also a radiator.

Bedroom Four



This double bedroom is positioned at the rear of the property, with a similar outlook to that of bedroom three from its uPVC window. It can accommodate plenty of furniture and has a radiator.

House Bathroom



The bathroom has a white three-piece suite comprising a bath with a shower attachment from the mixer tap, a wide wash hand basin with storage beneath and a low-level WC. There is appropriate tiling to the walls, a large mirror, ceiling downlighting and an upright chrome ladder style radiator. It has an opaque uPVC window to the rear elevation.

External Details



In front of the property, there is a double width tarmac driveway providing side-by-side parking and access to the integral garage. There is an open-plan lawned area. The rear garden enjoys a westerly aspect, enjoying the afternoon sun, with perimeter fencing to two sides and a dry stone wall at the far end. It enjoys a pleasant open aspect and has outside security lighting, water and a double power socket. There is a large patio area, perfect for outdoor eating and

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entertaining, accessed via both sets of French doors in the dining kitchen. There is use of railway style sleepers incorporating lighting. From here, steps lead up to a lawned and level garden area.

Integral Garage



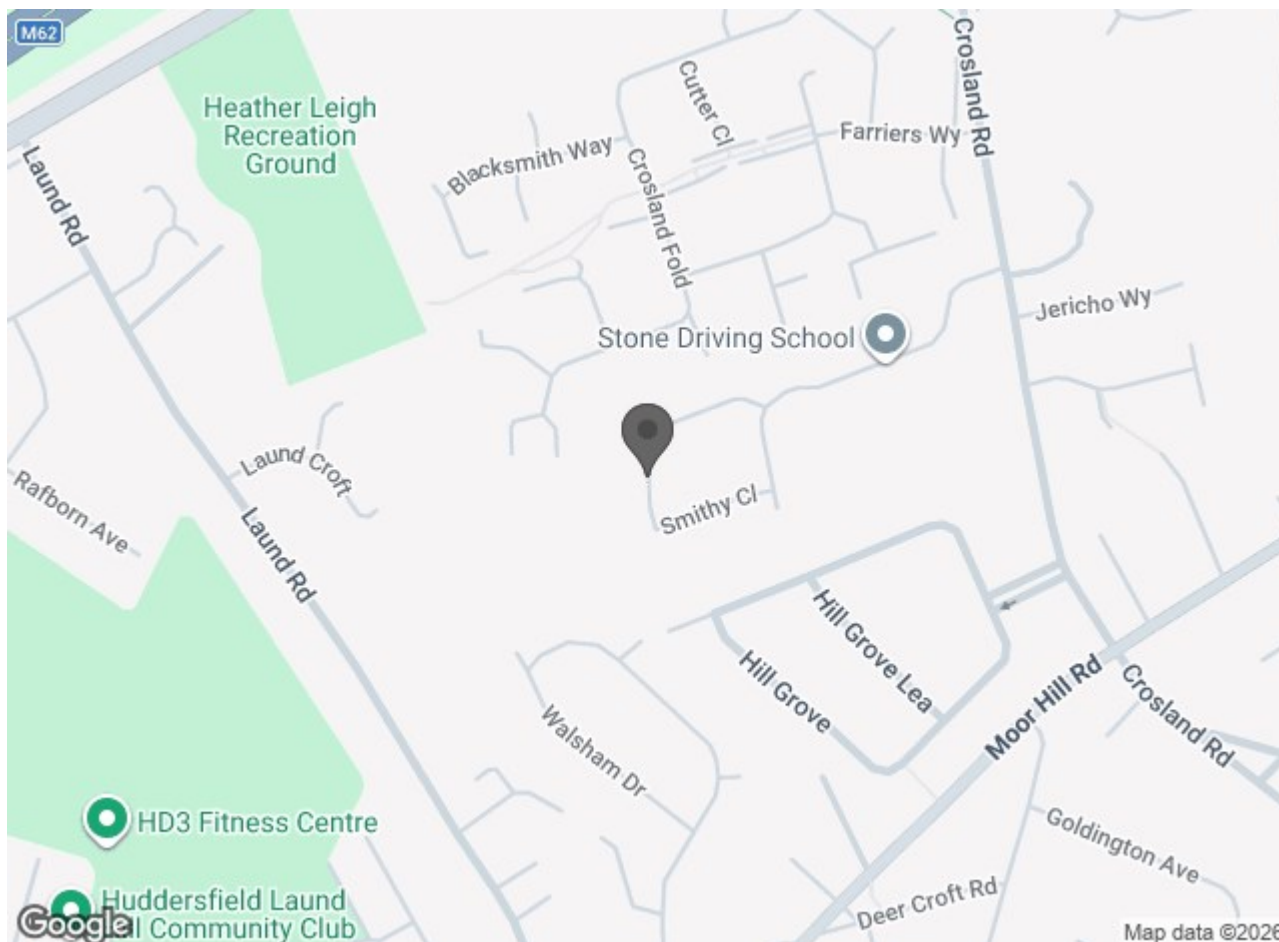
The garage has an up-and-over door, power and lighting. Our clients have had storage units installed. The boiler for the central heating system is housed in this area. A personal door leads to the entrance hallway.

Tenure

The vendor informs us that the property is freehold.

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Directions



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PLATINUM

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