



## 7 Smithy Close, Lindley, Huddersfield, HD3 3ZB

£1,300 PCM

Yorkshire's Finest is proud to present this three bedroom stylish new build family home, situated in the highly desirable area of Lindley Huddersfield. This property boasts a prime location, providing easy access to local schools, amenities, and transport links.

Photos shown were taken prior to the current tenancy and may not reflect the property's current condition. Available from April

This stylish new build home offers all one would expect having stark white décor meeting freshly laid grey carpets throughout whilst the wet rooms and kitchen have flooring for easy maintenance. The bathroom, ensuite shower, cloakroom and kitchen are all contemporary and the property is serviced by an enclosed rear garden laid to lawn with 2 driveway parking spaces.

HALLWAY

Presenting the staircase to the first floor and door to the dining kitchen, there is a storage cupboard for outdoor garments.

DINING KITCHEN

17'0" x 10'0" approx

Ultra stylish having built in appliances and ample space to dine making this an ideal space to entertain guests a door opens to the cloakroom and door to lounge.

DOWNSTAIRS WC

The cloakroom comprises low level WC and wash hand basin.

LOUNGE

13'1" x 11'0" approx

A good size lounge that is flooded with natural light courtesy of the French doors that pen out to the garden.

LANDING

Offering access to the two bedrooms and house bathroom. There is a staircase rising to the second floor.

BEDROOM 2

13'1" x 11'0" approx

Overlooking the rear garden this double room offers ample space for a full range of free standing furniture.

BEDROOM 3

10'0" x 7'0" approx

A generous single room that is situated to the front of the property.

BATHROOM

A three piece bathroom suite comprising bath, low level WC and wash hand basin.

BEDROOM 1

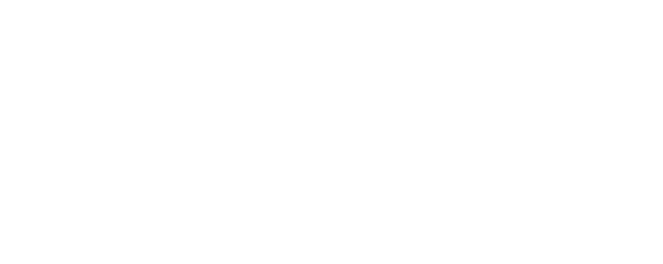
22'0" x 10'0" approx

Located on its own floor therefore having a great deal of privacy the master bedroom feels luxurious and is served by an ensuite shower room.

OUTSIDE

The property boasts an enclosed garden laid to lawn with patio area whilst to the front there is a tandem driveway.

Directions



Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

A

EPC Rating:

B

