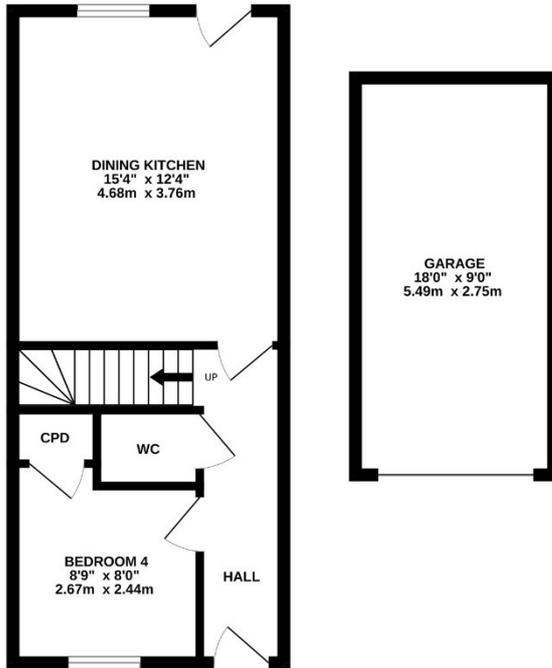


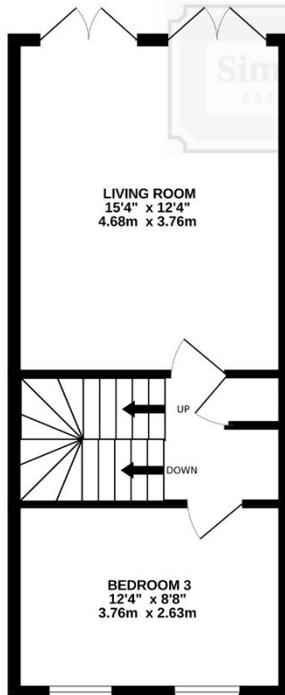


21 THE COPPICE, LINDLEY, HUDDERSFIELD, HD3 3RQ

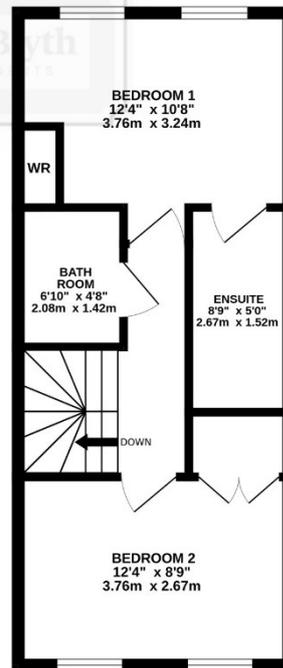
GROUND FLOOR



1ST FLOOR



2ND FLOOR



THE COPPICE

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-presented four bedroomed three-story end townhouse in a block of three together with a driveway and garage and located on a pleasant cul-de-sac just a short walk from Lindley's varied amenities.

The property is ideal for a young family and has accommodation which is served by a gas central heating system, uPVC double glazing and briefly comprises to the ground floor entrance hall, downstairs w.c., dining kitchen and bedroom four. First floor landing leading to living room and bedroom number three. Second floor landing leading to two further bedrooms with master en-suite and bathroom. Externally there are low maintenance gardens to front and rear with the rear enjoying a westerly aspect. In addition there is off-road parking with a driveway and single garage. The property is well placed for local shops, Lindley Junior and Infant school and for access to the junctions 23 and 24 of the M62 motorway.

Offers Around £290,000

GROUND FLOOR

ENTRANCE HALL

This has composite panelled and frosted double glazed door, two ceiling light points, ceiling coving, central heating radiator and at the far end of the hallway a return staircase rises to the first floor. From the hallway access can be gained to the following rooms: -

DOWNSTAIRS WC

Measurements- 5'3" x 3'4"

With an inset ceiling downlighter, extractor fan, tiled walls to dado height, central heating radiator and fitted with a suite comprising pedestal wash basin and low flush w.c.

DINING KITCHEN

Measurements- 15'4" x 12'4"

A generously proportioned room situated to the rear of the property and having a uPVC double glazed window together with an adjacent composite panelled and sealed unit double glazed door which provide the room with plenty of natural light. There are inset LED downlighters, tiled floor, central heating radiator and fitted with a range of base and wall cupboards, drawers, these are complimented by contrasting overlying worktops with tiled splashbacks, there are glazed display cupboards, pull out larder, range master cooker with five ring gas hob, electric double oven and grill together with stainless steel extractor hood over, there is plumbing for a dishwasher, plumbing for automatic washing machine and an inset one and a half bowl single drainer stainless steel sink with chrome mixer tap and a cupboard housing a central heating boiler.





BEDROOM FOUR

Measurements- 8'9" x 8'2"

This ground floor bedroom could alternatively be used as a snug or home office and has a uPVC double glazed window looking out over the front garden, ceiling light point, ceiling coving, central heating radiator and useful storage cupboard beneath the staircase.



FIRST FLOOR

LANDING

With ceiling light point, central heating radiator, cupboard housing a Gledhill pressurised hot water tank and a spindled return staircase rising to the second floor. From the landing access can be gained to the following rooms: -

LIVING ROOM

Measurements- 15'5" x 12'4"

Situated directly above the dining kitchen there are twin uPVC double glazed French doors with Juliet balcony looking out over the rear garden and also providing the room with plenty of natural light. There is a ceiling light point, ceiling coving, two central heating radiators and as the main focal point of the room there is a feature fireplace with timber surround, conglomerate marble inset and home to a flame effect electric fire which rests on a conglomerate marble hearth.



BEDROOM THREE

Measurements- 12'4" x 8'8"

A double room which is situated to the front of the property and has two uPVC double glazed windows, two central heating radiators and ceiling light point.



SECOND FLOOR

LANDING

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

BEDROOM TWO

Measurements- 12'4" x 8'9"

This is situated directly above bedroom three and once again is a double room with two uPVC double glazed windows, ceiling light point, two central heating radiators and with a twin panelled door fitted wardrobe.



BATHROOM

Measurements- 6'8" x 4'8"

With inset LED downlighters, extractor fan, tiled walls to dado height, ladder style heated towel rail, shaver socket and fitted with a suite comprising panelled bath with mixer tap incorporating hand spray, pedestal wash basin and low flush w.c.

BEDROOM ONE

Measurements- 12'4" x 10'8"

With two uPVC double glazed windows looking out over the rear garden, there is a ceiling light point, two central heating radiators, twin panelled door fitted wardrobe and to one side a door gives access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements- 8'9" x 5'0"

With inset ceiling downlighters, extractor fan, shaver socket, ladder style heated towel rail, part tiled walls and fitted with a suite comprising pedestal washing basin, low flush w.c. and shower cubicle with Triton shower fitting.



OUTSIDE

GARDENS

To the front of the property there is a low maintenance garden with flagged pathway, and adjacent to this there is circular flower bed bordered by flags, gravel and timber border. To the rear there is a west facing garden which once again has been designed to be of low maintenance and has an Indian stone flagged patio, beyond this there is a gravelled area of circular flagged patio and at the foot of the garden there is a flower bed whilst to one side a timber hand gate gives access to a pathway leading to the front of the property.



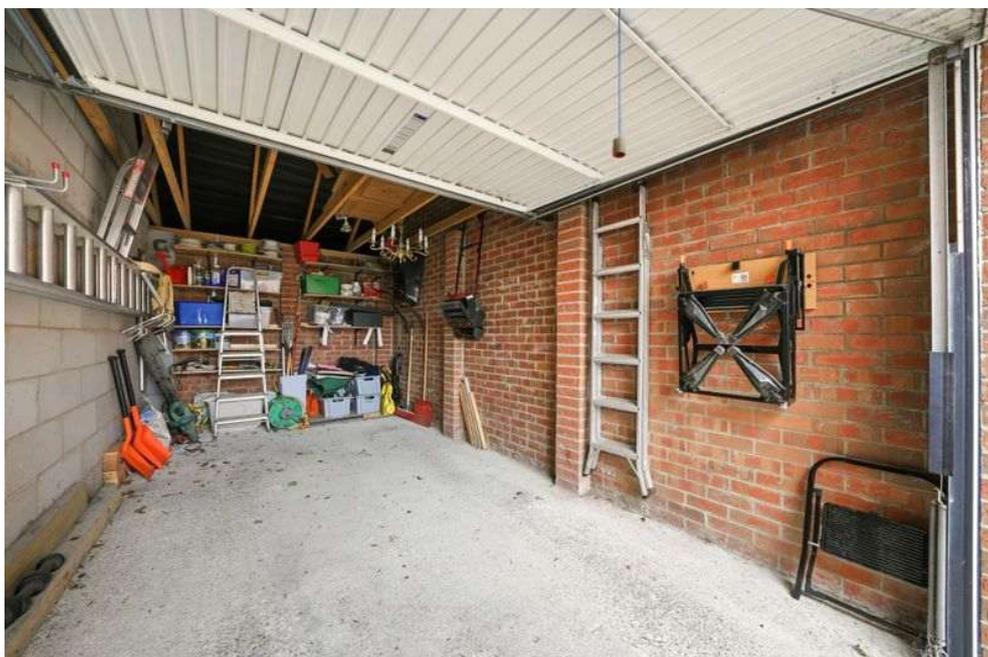
PARKING

To the right-hand side of the terrace there are a block of three garages with the property owning the garage to the righthand side.

GARAGE

Measurements- 18'0" x 9'0"

To the right-hand side of the terrace there are a block of three garages with the property owning the garage to the righthand side.



ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system with Hive

Double glazing- The property has uPVC double glazing

Tenure- Freehold

Council Tax Band- D

Service charge- This is for the maintenance of the communal green space for the development and is currently £156.82

Directions- Using satellite navigation enter the postcode HD3 3RQ

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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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



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