

[martin-thornton.com](http://martin-thornton.com)  
01484 508000



**Haigh Road, Lindley  
Huddersfield,**

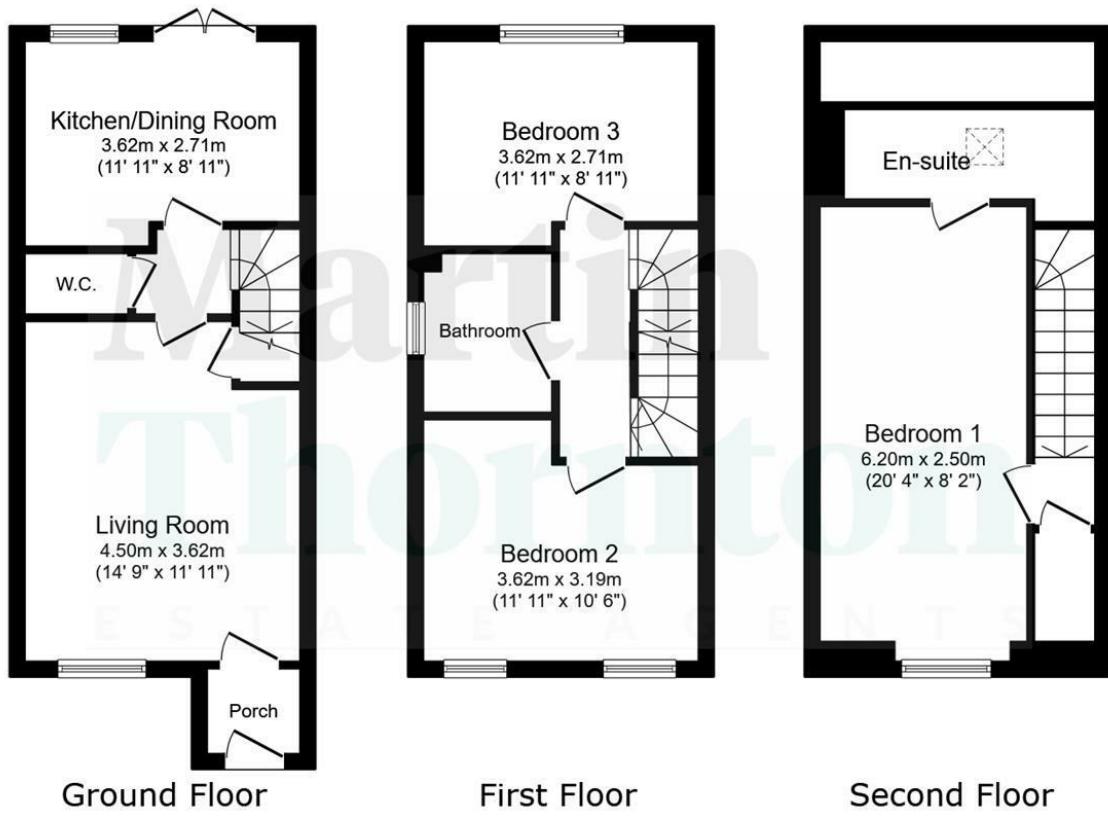
**Offers in the region of  
£260,000**

This three double-bedroom semi-detached home has an enclosed rear garden and offers perfect family accommodation. It is close to well-regarded schooling, Lindley Village and the hospital, and would make a perfect base for commuting to Leeds and Manchester. The light and bright accommodation comprises an entrance hallway, living room, open-plan kitchen diner and downstairs WC. On the first floor are two double bedrooms and a house bathroom. On the second floor is another double bedroom and en suite shower room. The property has a gas-fired central heating system, is predominantly uPVC double-glazed and a security system. Externally, there is a tarmac driveway suitable for parking two vehicles. At the rear is a low maintenance enclosed garden, benefitting from a southerly aspect. Viewing is an absolute must of this superb family home in this highly accessible area.

# Haigh Road, Lindley Huddersfield,



## Floorplan



Ground Floor

Floor area 31.4 sq.m. (338 sq.ft.)

First Floor

Floor area 29.9 sq.m. (322 sq.ft.)

Second Floor

Floor area 27.0 sq.m. (291 sq.ft.)

Total floor area: 88.3 sq.m. (951 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](http://www.Propertybox.io)



### **Entrance Hall**

A composite door with double-glazed inserts opens to the entrance hall, where there is space to store shoes and coats. There is an alarm system, a radiator, a ceiling light point and an electric box. A timber door gives access to the living room.

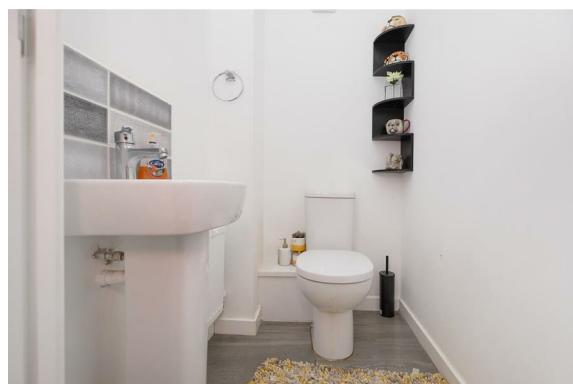
### **Living Room**

This reception room is positioned at the front of the property, with natural light via a uPVC double-glazed window. It has plenty of room for furniture, a ceiling light point and a radiator. A useful storage cupboard can be found under the stairs.



### **Downstairs WC**

This room has a white suite comprising a pedestal wash hand basin with a mixer tap and a low-level WC. There is tiling to the floors, along with a tiled splashback, a ceiling light point, an extractor fan and a radiator.





**Details**

**Kitchen Diner**

This room is positioned at the rear of the property, with lots of natural light via a uPVC double-glazed windows and a set of uPVC double-glazed patio doors. There is a continuation of the floor tiling and range of modern wall and base cupboards, drawers, roll-edge worktops with tiled splashbacks. Integrated appliances comprise an oven, a four-ring gas hob and a canopy style filter hood. The kitchen has plumbing for an automatic washing machine, an inset one-and-a-half bowl stainless steel sink unit with mixer tap and space for a freestanding fridge freezer. This room is also home to the Logic Ideal central heating boiler. There is a ceiling light point, a radiator and a staircase rising to the first floor landing.



**First Floor Landing**

The landing has a ceiling light point, a radiator and a staircase leading up to the second floor landing.

**Bedroom Two**

This double bedroom is positioned at the front of the property, with natural light via two uPVC double-glazed windows. It has plenty of room for furniture along with a ceiling light point and a radiator.





**Details**

**Bedroom Three**

This double bedroom is positioned at the rear of the property, with a pleasant outlook over the rear garden via a large uPVC double-glazed window. It has plenty of room for furniture along with a ceiling light point and a radiator.



**House Bathroom**

The modern white suite comprises a panelled bath with mixer tap and overlying mains fed shower, a pedestal wash hand basin with a mixer tap and a low-level WC. There is a uPVC double-glazed window to the side elevation along with tiled effect flooring with a contrasting tiled wall around the bath area. The room has a splash screen, a radiator, an extractor fan and a ceiling light point.



**Second Floor Landing**

From the first floor landing, a staircase leads up to the second floor landing, where there is a ceiling light point and a useful storage cupboard. A timber door gives access to bedroom one.



**Details**

**Bedroom One**

This double bedroom is positioned at the front of the property and enjoys natural light via a uPVC double-glazed window. It has a ceiling light point, a radiator and access to a boarded loft space. Being the master bedroom, it has the advantage of an en suite shower room.



**En Suite Shower Room**

The modern white suite comprises a corner shower cubicle with a mains fed shower, a pedestal wash hand basin and a low-level WC. The room has tile effect flooring with contrasting tiled walls to the shower cubicle, etc. There is a Velux window at the rear of the property along with a radiator, an extractor fan and a ceiling light point.





**Details**

**External Details**

At the front of the property, there is a tarmac parking area suitable for parking two vehicles, a small pebbled garden area with mature shrubbery, outdoor power points and lighting. A paved path leads along the side of the property to a gate that gives access to the rear garden. At the rear of the property is a walled and fenced garden with a patio and a lawn with mature shrubbery borders. There is a potting shed and an outside light point. The rear garden benefits from a southerly aspect.

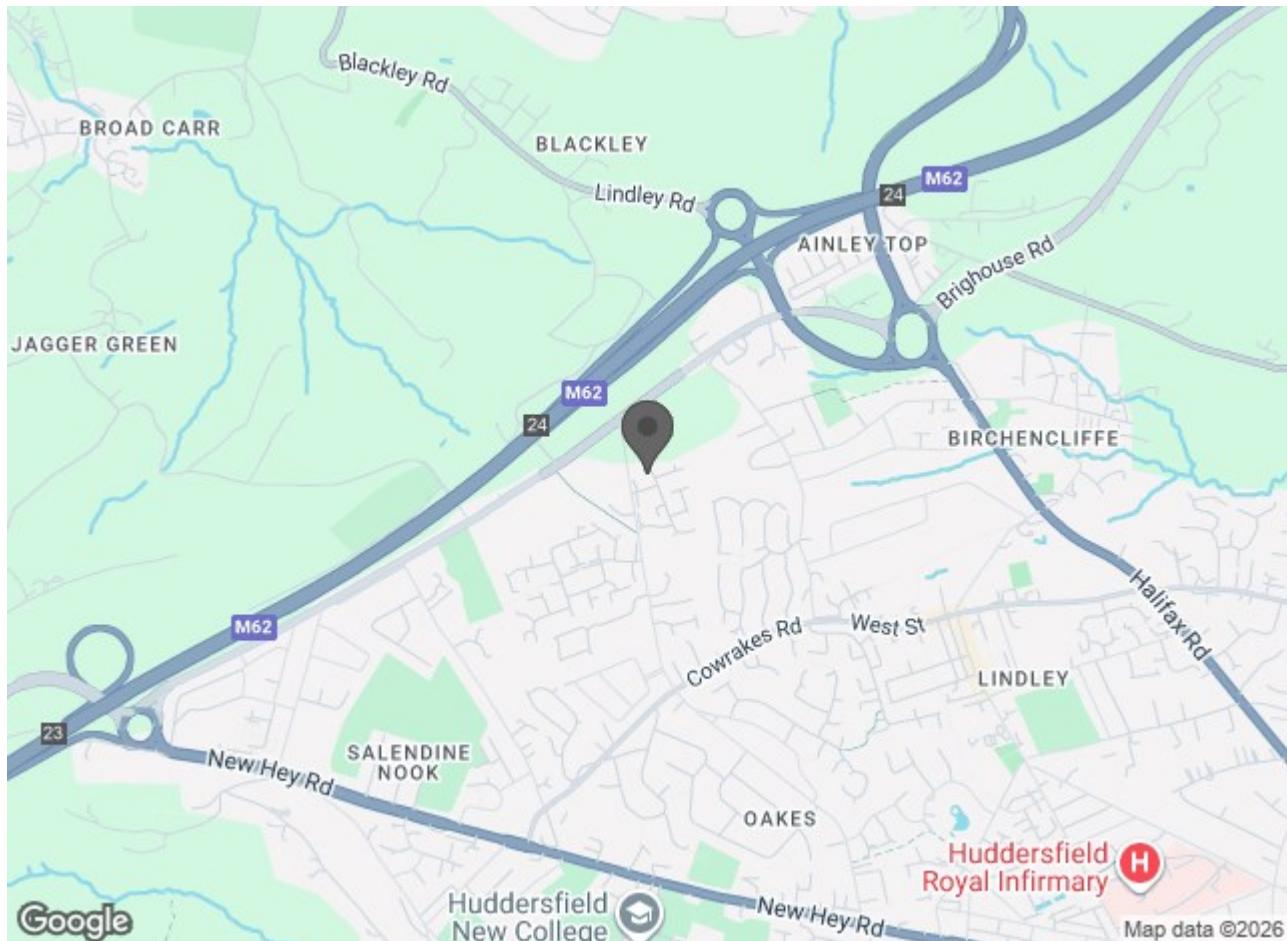


**Tenure**

The vendor has informed us that the property is Freehold.

# Haigh Road, Lindley Huddersfield,

Directions



**Martin  
Thornton**  
ESTATE AGENTS

[martin-thornton.com](http://martin-thornton.com)  
01484 508000