

martin-thornton.com
01484 508000



**Gatesgarth Crescent, Lindley
Huddersfield, Yorkshire**

Offers over £300,000

This three double bedroom family home is located in the popular village of Lindley, close to recommended schooling, M62 motorway access and various bars, restaurants and amenities. The accommodation comprises an entrance vestibule, inner hallway, downstairs WC, living room, dining room and kitchen. On the first floor, there are three bedrooms and a house bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, there is an integral garage/utility and a lovely, walled garden with a lawn, mature shrubbery borders and a flagged patio. The garden wraps around the side of the property and steps lead down to the garage and utility. At the rear of the property, there is a shared driveway, also leading to the garage/utility, and an outside water point.



Floorplan



Total area: approx. 1281.3 sq. feet
Gatesgarth Crescent, Lindley, Huddersfield



Details

Entrance Vestibule

A uPVC door with decorative panels gives access to the entrance vestibule. This has hanging hooks, a ceiling light point and a timber door leading to the inner entrance hall.

Inner Hallway

This hallway has plenty of room for storing shoes and coats, a ceiling light point and a radiator. A uPVC window to the side elevation provides natural light. A spindle staircase gives access to the first floor accommodation and has a useful under stairs storage cupboard. There is a Hall & Rhodes alarm system.



Downstairs WC

From the entrance vestibule, a timber door gives access to a downstairs WC. The white suite comprises a wall-hung hand basin with twin taps and a low-level WC. There is a uPVC window to the front elevation, a ceiling light point, appropriate tiling, laminate style flooring and a radiator.



Gatesgarth Crescent, Lindley Huddersfield, Yorkshire



Details

Living Room

A timber door with glazed inserts opens to the living room, which is positioned at the front of the property and enjoys natural light from a walk-in splayed bay window. The focal point of the room is a timber fire surround with a marble hearth, home to a living flame gas fire. It has coving to the ceiling, two wall light points, a dado rail and a radiator. A set of sliding timber and glazed doors lead into the dining room.



Dining Room

This room has a uPVC window overlooking the rear garden. There is plenty of space for furniture, a dado rail, coving to the ceiling, a ceiling light point and a radiator.



**Martin
Thornton**
ESTATE AGENTS

martin-thornton.com
01484 508000



Details

Kitchen

The kitchen can be accessed from the entrance hall and the dining room. It has a range of wall and base cupboards, drawers, roll-edge granite style worktops and a composite sink unit. Integrated appliances comprise a split-level Neff oven and hob with an overlying filter hood. There is plumbing for an automatic washing machine. The room has spotlights to the ceiling, tiling to the floor and a radiator. A uPVC window overlooks the rear elevation and a uPVC door gives access to the side of the property.



First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, which has a uPVC window to the side elevation. There is a useful, shelved storage cupboard, access to loft space, a ceiling light point and dado rail.





Details

Bedroom One

This double bedroom is positioned at the front of the property and has a pleasant outlook via a uPVC window. It has wall-length fitted wardrobes with mirrored inserts, hanging rails and shelving. There is a decorative ceiling rose, coving to the ceiling, a ceiling light point and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a pleasant outlook over the rear garden and beyond via a uPVC window. It has fitted wardrobes with hanging rails and shelving, along with overhead storage, a vanity area and bedside drawers. There is a ceiling light point and a radiator.





Details

Bedroom Three

This double bedroom is positioned at the front of the property and has a uPVC window to the side elevation. It has fitted wardrobes with hanging rails and shelving over the bulkhead. There is a ceiling light point and a radiator.



House Bathroom

The bathroom has a white suite comprising a walk-in shower cubicle with a glass door and a mains fed shower, a vanity hand basin with storage below and a low-level WC. It has vinyl style flooring, tiling to the walls, a ceiling light point and a chrome ladder style heated towel rail. A uPVC window overlooks the rear elevation.



External Details

At the front of the property, there is a lovely, walled garden with a lawn, mature shrubbery borders and a flagged patio leading to the front door. The garden wraps around the side of the property and steps lead down to the garage and utility. At the rear of the property, there is a shared driveway, also leading to the garage/utility, and an outside water point.





Details

Garage/Utility

The garage has an electric roller shutter door, power and light. It is home to the Ideal central heating boiler. The useful utility area has a range of wall and base cupboards, drawers, roll-edge worktops and an inset stainless steel sink unit. There is plumbing for an automatic washing machine and space for a freestanding fridge freezer. It has a ceiling light and a radiator.



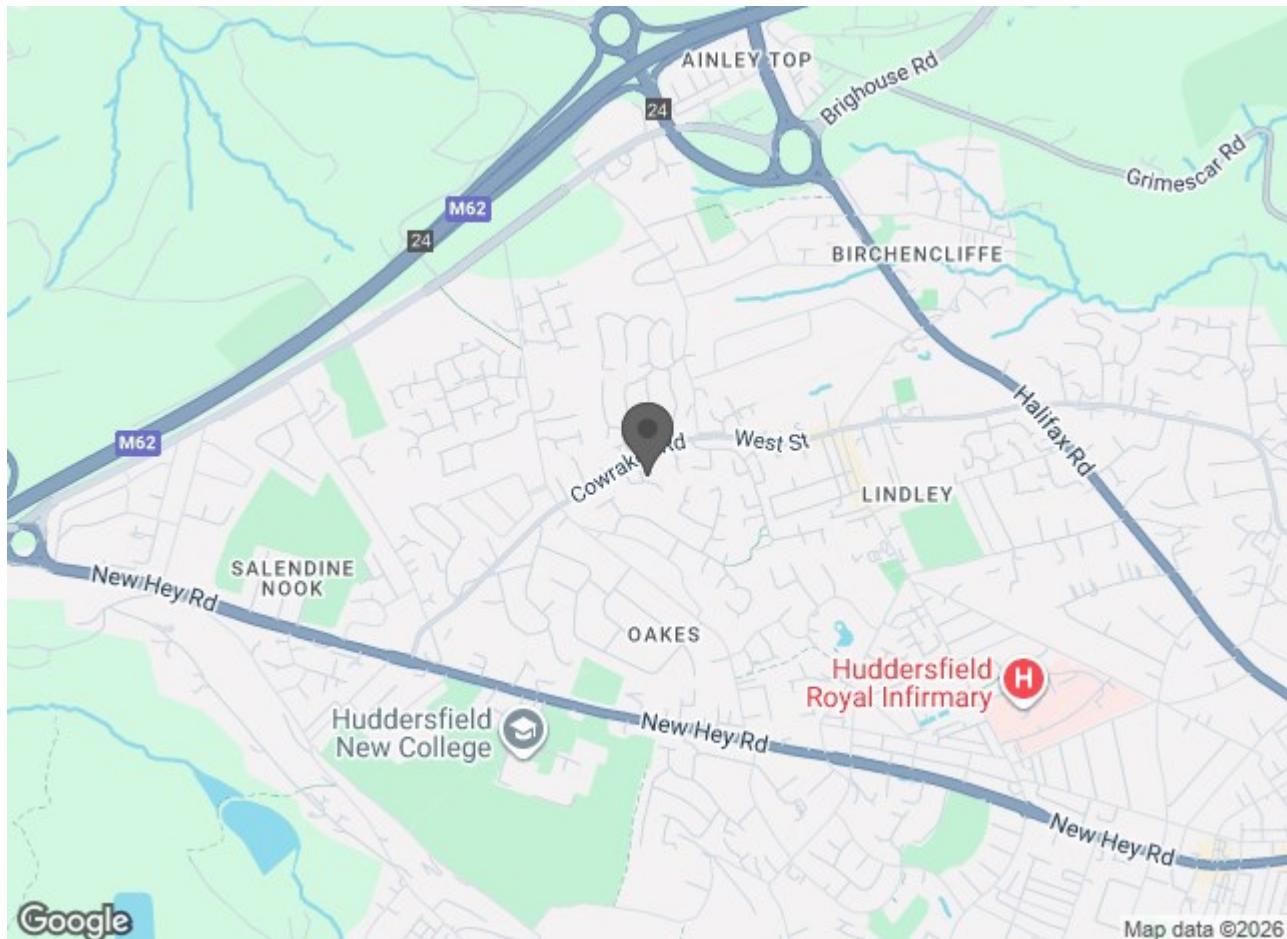
Tenure

We await further confirmation regarding the tenure of this property.

Gatesgarth Crescent, Lindley Huddersfield, Yorkshire



Directions



**Martin
Thornton**
ESTATE AGENTS

martin-thornton.com
01484 508000