

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

01484 508000



**Lakeside Court, Lindley  
Huddersfield,**

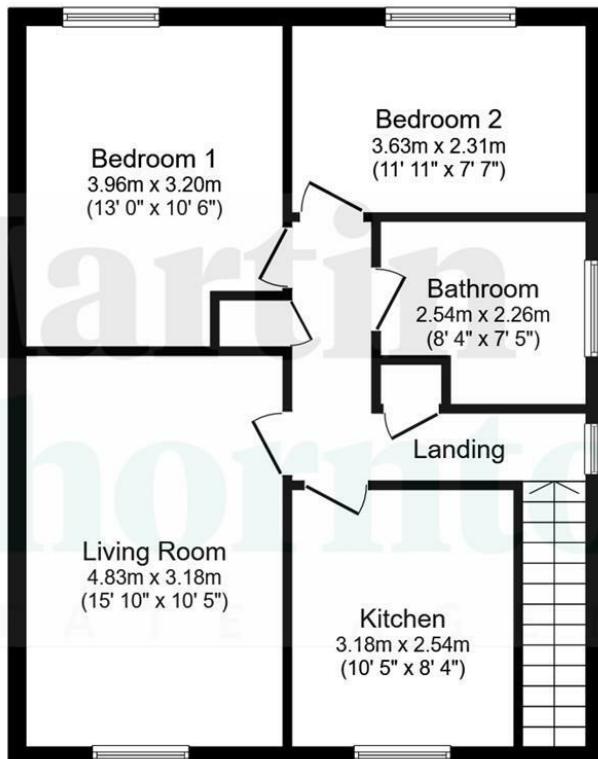
**Offers over £180,000**

This two double bedroom first floor apartment is situated to a lovely cul-de-sac position with a pleasant outlook over the duck pond and beyond. The property may prove suitable for a professional couple looking to access nearby M62 motorway networks and nearby Lindley Village with its various bars, restaurants and amenities. The accommodation comprises an entrance hall, large landing with storage, kitchen, living room, two double bedrooms and a stylish bathroom. The property benefits from gas-fired central heating and is predominantly uPVC double-glazed. Externally, at the front of the apartment, there is a lawned garden with mature shrubbery borders and communal off-road parking.

# Lakeside Court, Lindley Huddersfield,



## Floorplan



Floor Plan

Floor area 61.4 sq.m. (661 sq.ft.)

Total floor area: 61.4 sq.m. (661 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 uPVC door with double-glazed inserts gives access to the entrance hall, where there are hanging hooks and a staircase leading to the first floor apartment.

### **First Floor Landing**

The landing has a uPVC window to the side elevation, two useful storage cupboards with handing rails and shelving and two ceiling light points. Access can be gained to the loft space.

### **Kitchen**

Positioned at the front of the apartment, the kitchen has a range of high gloss wall and base cupboards, drawers, roll-edge worktops and brick style splashbacks. There is space under the worktops for breakfast bar stools. Integrated appliances comprise a split-level oven and a four-ring gas hob with an overlying extractor fan. There is an inset stainless steel sink unit, plumbing for an automatic washing machine and space for a freestanding fridge freezer. This room is home to the Glow-worm central heating boiler. The room has laminate style flooring, a uPVC window to the front elevation, a ceiling light point and a radiator.



### **Living Room**

This reception room is positioned at the front of the apartment and enjoys natural light via a splayed uPVC window overlooking the garden, duck pond and beyond. This spacious room has plenty of space for furniture and the focal point of the room is a wooden fire surround, home to an electric fire.





**Bedroom One**

This double bedroom is positioned at the rear of the apartment and has a large uPVC window. There is a fitted wardrobe with hanging rails and shelving, a ceiling light point and a radiator.



**Bedroom Two**

This double bedroom is positioned at the rear of the apartment and has a large uPVC window. There is a ceiling light point and a radiator.





**Bathroom**

The modern white suite comprises a panelled bath with a Mira electric shower over, a pedestal hand basin with a vanity storage unit beneath and a low-level WC with a concealed cistern. The room has a storage unit with an overlying LED lit mirror, an extractor fan, a ceiling light point and a ladder style heated towel rail. A uPVC window allows natural light from the side elevation.



**External Details**

The apartment benefits from communal off-road parking.

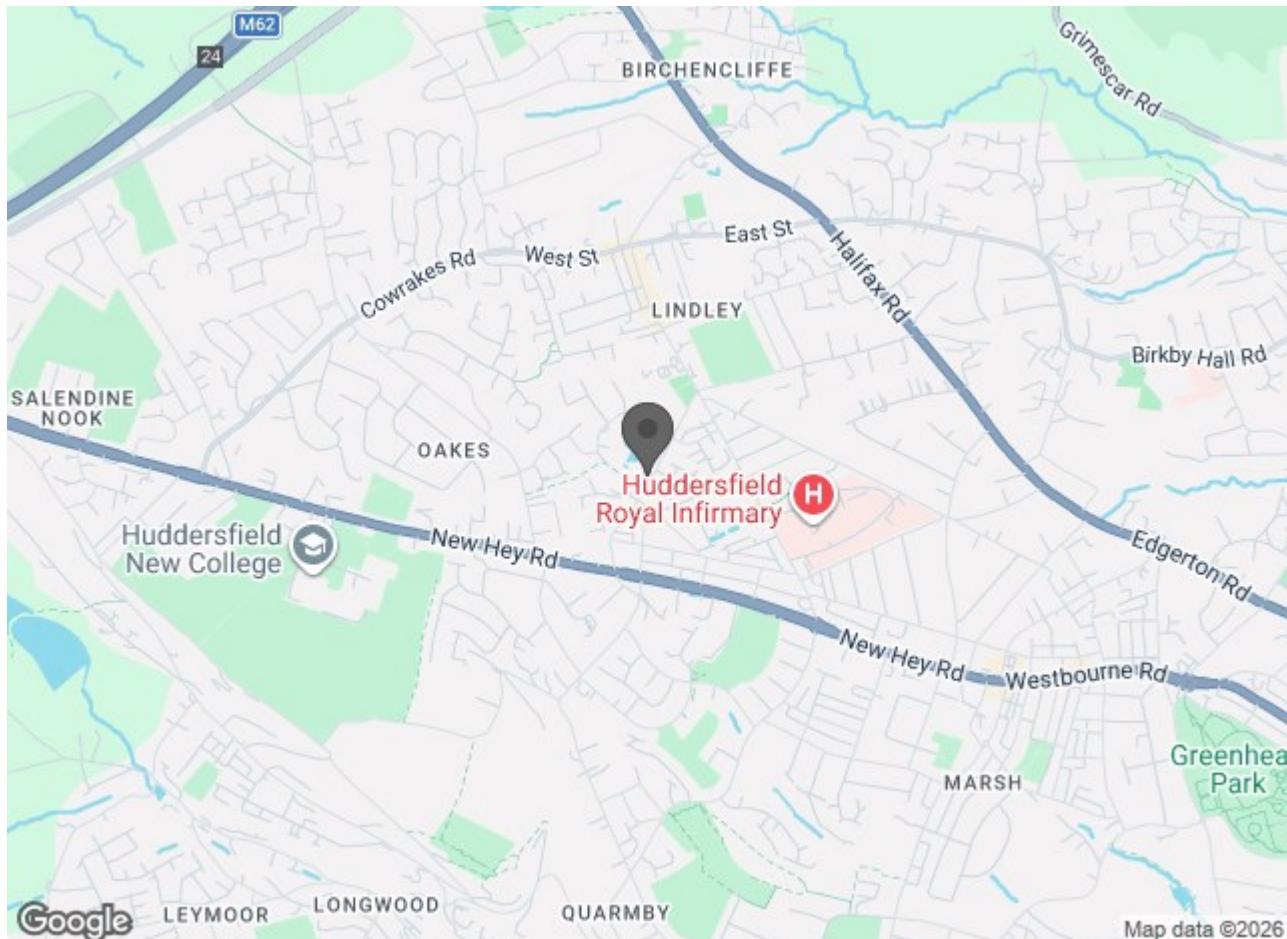


**Tenure**

The vendor has informed us the property is Leasehold and we await further information.

# Lakeside Court, Lindley Huddersfield,

Directions



**Martin**  
**Thornton**  
ESTATE AGENTS

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