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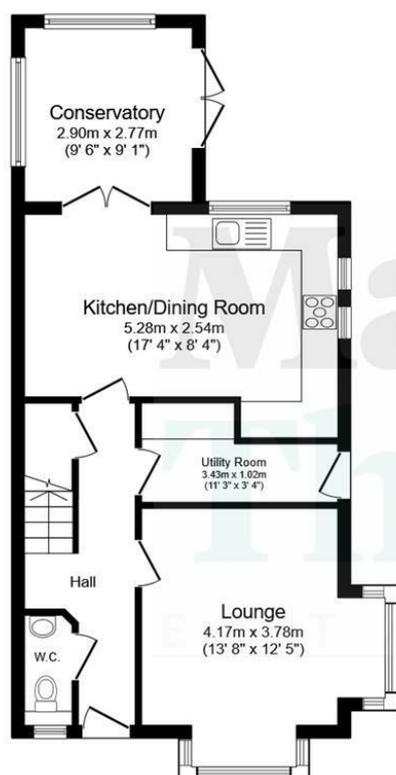
Crest Court, Lindley Huddersfield, Yorkshire

Offers in the region of
£350,000

This four-bedroom semi-detached home is nestled between Salendine Nook and Lindley Village, renowned for its recommended schooling, along with access to the M62 motorway networks. This is a small residential development of only seven architect designed houses, constructed from natural stone with tiled roofs. The property is uPVC double-glazed and has a gas-fired central heating system and underfloor heating throughout the ground floor with HIVE control. The accommodation comprises an entrance hall, downstairs WC, living room, kitchen diner and conservatory. On the first floor, there are three bedrooms and a house bathroom. The second floor houses the master bedroom with an en suite shower room. Externally, at the front of the property, there is a block paved driveway and a natural stone slate patio. At the rear, there is an artificial lawn, stone slate and mature shrubbery borders. The property is presented to a high standard throughout and internal viewing is highly recommended.

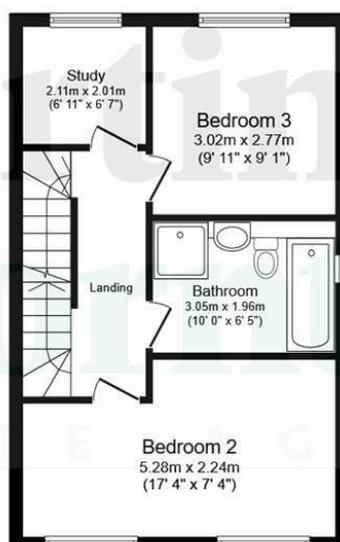
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Floorplan



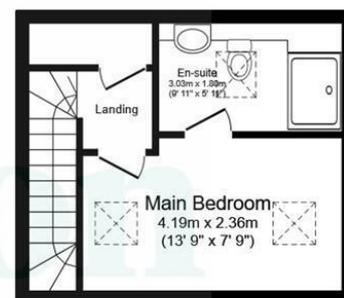
Ground Floor

Floor area 54.9 sq.m. (591 sq.ft.)



First Floor

Floor area 43.9 sq.m. (472 sq.ft.)



Second Floor

Floor area 23.0 sq.m. (248 sq.ft.)

Total floor area: 121.8 sq.m. (1,311 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

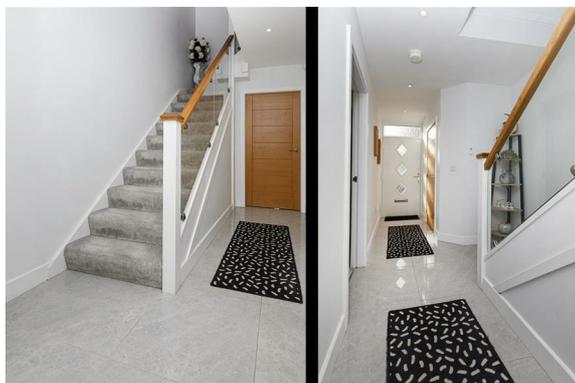
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Details



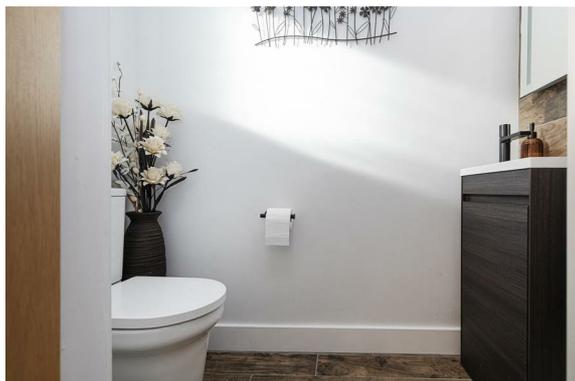
Entrance Hall

A composite door with decorative double-glazed inserts and an overlight opens to the entrance hall. This has the control panel for the Vertias alarm system, marble style tiling to the floors and ceiling downlighting. There is underfloor heating throughout and a staircase with a glass balustrade gives access to the first floor landing.



Downstairs WC

This room has a white suite comprising a vanity wash hand basin with storage beneath and a low-level WC. There is a uPVC window to the front elevation, ceiling downlighting, an extractor fan, tiled flooring and a wall-mounted LED mirror.



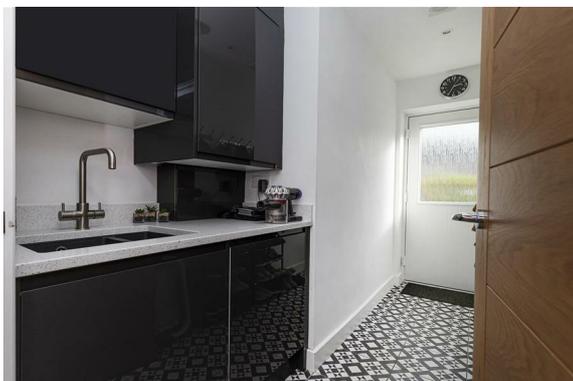
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Utility/Side Entrance

This area has high gloss wall and base cupboards and marble style worktops. There is an inset one-and-a-half bowl composite sink unit, tiling to the floor, a ceiling light point and an extractor fan. This room is home to the Viessmann central heating boiler. A composite door with a double-glazed insert gives access to the side of the property.



Kitchen Diner

This open-plan room has a range of high gloss wall and base cupboards, drawers, granite style worktops with matching upstands and a one-and-a-half bowl composite sink unit. It has brick style tiled surrounds. Integrated appliances include a Bosch oven and hob with overlying filter hood, fridge freezer, microwave, dishwasher and wine cooler. The granite worktop extends to form a breakfast bar and a uPVC double-glazed window overlooks the rear garden. There are banks of inset downlights and the tiling continues into the dining area, where there is plenty of room for a table. A useful under stairs storage cupboard is home to the controls for the under floor heating and the alarm system. Bi-folding uPVC doors give access into the sun room.



Sun Room

The sun room has uPVC double-glazed windows to three elevations, a power point, vinyl style flooring and patio doors leading out into the rear garden.



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Living Room

This reception room is positioned at the front of the property and has walk-in uPVC double-glazed windows to the front and side elevations. It has underfloor heating, a ceiling light point and provision for a wall-mounted TV.



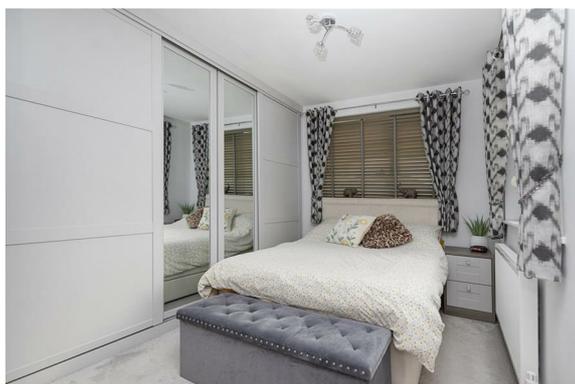
First Floor Landing

From the entrance hall, a staircase with glass balustrade leads up to the first floor landing. This has inset downlighting, a radiator and access to the following rooms:



Bedroom One

This double bedroom is positioned at the front of the property and has three uPVC double-glazed windows to the front and side elevations. It has built-in wardrobes with sliding mirrored doors, hanging rails and shelving, along with a further built-in cupboard and drawers. There is a ceiling light point and a radiator.



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House Bathroom

The bathroom has a modern white suite comprising a freestanding bath with a shower attachment, a corner shower cubicle, home to a mains fed waterfall style shower, a wall-hung vanity hand basin with storage below and a low-level WC. The floor is tiled with contrasting tiling to the walls, along with ceiling downlighting, an extractor fan and a chrome ladder style heated towel rail. A uPVC double-glazed window overlooks the side elevation. There is underfloor heating.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window overlooking the garden. It has fitted wardrobes, bedside tables, overhead storage cupboards and a vanity area. There is a ceiling light point and a radiator.



Bedroom Three/Study

This room is positioned at the rear of the property and is currently utilised as a work-from-home study. There is a ceiling light point, a radiator and a uPVC double-glazed window.



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Second Floor Landing

From the first floor landing, a staircase gives access to the second floor landing. This has ceiling downlighting and a useful storage cupboard with a light point.

Master Bedroom

This double bedroom has two Velux windows, a ceiling light point and a radiator. There are built-in cupboards and bedside units, along with access to loft space. Being the master suite, it has the advantage of an en suite shower room.



En Suite Shower Room

This room has a white suite comprising a corner shower cubicle with an electric shower, a wall-hung vanity wash hand basin and a low-level WC. The floor is tiled with contrasting tiled walls. A Velux window provides natural light. The room has a built-in storage unit, a chrome ladder style heater towel rail, an extractor fan, ceiling downlighting and an LED mirror. There is underfloor heating.



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Externally

At the front of the property, a double block paved driveway provides off-road parking. The garden has an Indian slate style patio and a path leading around the side of the property to a timber access gate, providing access to the rear garden. There are outside wall light points and power points. The rear garden has a continuation of the patio, perfect for outdoor entertaining, a potting shed, a further patio seating area and an artificial lawn. There is security lighting and a water point.



Tenure

The vendor confirms the property is Freehold.

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Directions

