Martin Thornton
ESTATE AGENTS

5 The Mall
Salendine Shopping Centre
144 Moor Hill Road
Huddersfield
HD3 3XA

martin–thornton.com
01484 508000

Lingards Road, Slaithwaite
Huddersfield,

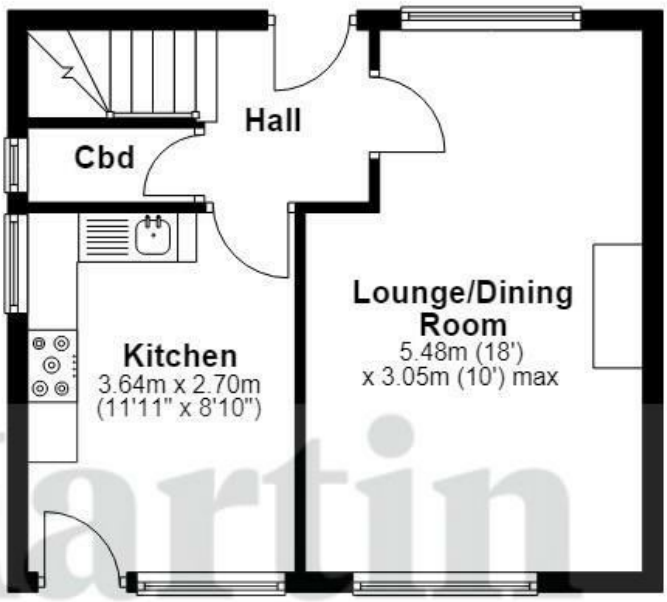
Offers over £270,000

This well-appointed, light and bright, three/four-bedroom semi-detached house is located in this ever popular village, ideal as a commuter base with Transpennine Rail networks in Slaithwaite and Marsden, and with local amenities. Only by an internal inspection can the accommodation on offer and the position that it enjoys, with rear views across and down the valley to Marsden, be appreciated. The accommodation comprises an entrance hallway, light and bright living/dining room and breakfast kitchen with Smeg range style cooker. On the first floor, there are three bedrooms, a shower room and separate toilet. The versatile lower ground floor area would be ideal for home working, hobby space, play room or home entertainment, etc. There is a basement room which was converted by the previous owners which has a utility/kitchenette and a further multipurpose room, which has been used as an informal guest bedroom. This has an adjoining en suite toilet and hand basin. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there is parking on the side driveway and the front and rear gardens have been designed for ease of upkeep. The rear garden has a stone flagged patio, seating area and artificial grass, perfect for outdoor eating and entertaining.

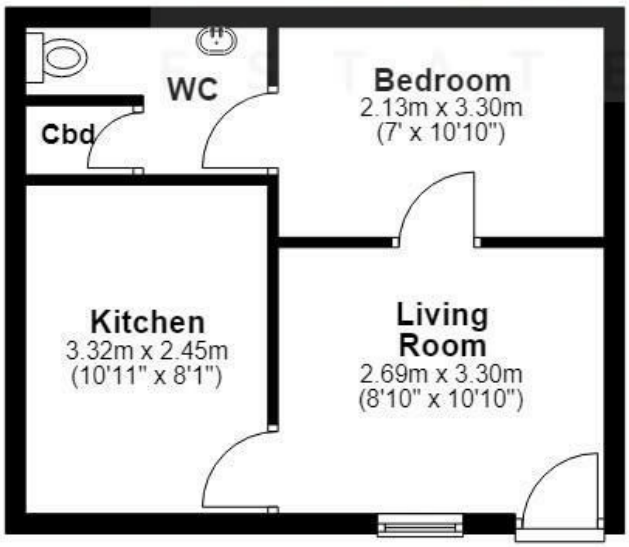
Lingards Road, Slaithwaite
Huddersfield,

Floorplan

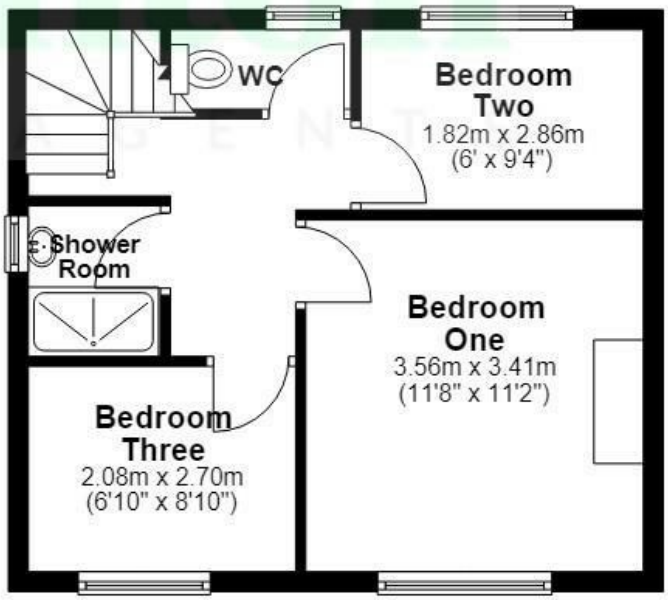
Ground Floor



Lower Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

Martin Thornton
ESTATE AGENTS

martin–thornton.com
01484 508000

Lingards Road, Slaithwaite
Huddersfield,

Details

Entrance Hallway

A composite external door with a decorative opaque glazed panels gives access to the entrance hallway. This has grey laminate flooring and a staircase rising to the first floor accommodation, beneath which is a good-sized storage cupboard, perfect for storing shoes and coats. It also houses the boiler for the central heating system and has an opaque uPVC side window. The hallway has a radiator and an internal door leading to the living/dining room.

Living/Dining Room

This reception room runs the full width of the property, with a wide uPVC window to the front elevation making it particularly light and bright. A similarly sized window to the rear elevation enjoys views across and down the valley looking back towards Marsden. The room can easily accommodate a vast amount of furniture and the use of furniture creates individual areas. There are various wall light points and a radiator.

Breakfast Kitchen

The breakfast kitchen enjoys a dual aspect with rear and side uPVC windows and a stable style uPVC rear door. It has units to high and low levels with a mosaic style splashbacks, a one-and-a-half bowl sink with a single drainer and a mixer tap. The centrepiece of the kitchen is a Smeg range style cooker with a five-ring gas hob and ovens beneath with a canopy style filter hood above. There is a breakfast bar with storage below and space for a freestanding fridge freezer. The room has laminate flooring and a radiator.

Staircase and landings
From the entrance hallway, the staircase rises to a half landing where there is a uPVC window to the front elevation and a radiator. The staircase then continues up to the first floor.

Bedroom One
This large double bedroom is positioned at the rear of the home and has open storage with hanging rails and shelving above, with each section having a curtain rail and voile. There is space for furniture, a rear uPVC window and a radiator.

Bedroom Two
This light and bright single bedroom is positioned at the front of the home and has neutral decor. It has a uPVC window and a radiator.

Bedroom Three
This single bedroom is positioned at the rear of the home and has a uPVC window with views across and down the valley towards Mardsen. It has a uPVC window and a radiator.

Shower Room
The shower room has a walk-in shower with glazed screen, wall-mounted hand-held shower attachment and an overhead waterfall shower fitting. There is a pedestal wash hand basin with storage beneath, aqua boarded walls, laminate flooring, ceiling downlighting and a chrome ladder style radiator. To the side elevation, there is an opaque uPVC window.

Separate WC
This room has an opaque uPVC window to the front elevation, vinyl flooring and a low-level WC.

Lower Ground Floor
Access to the lower ground floor is external only via a uPVC stable style door. This is a particularly versatile area and would be ideal as a home office/study, teenage space or play/gaming area.

Study/Playroom
This room has ceiling downlighting, a uPVC window to the front elevation and a radiator. A door leads through to a utility/kitchen.

Utility/Kitchen
This room has a stainless steel sink with a single drainer, storage beneath and space for a freestanding appliance, such as a fridge or freezer, etc. Beneath the counter tops, there is space and plumbing for an automatic washer and space for a condensing dryer. There is also a storage cupboard. It the room was to be utilised as a kitchen, there is space for a bistro table. It has ceiling downlighting and a radiator.

Study/Playroom
From the study/playroom, a door leads to an informal bedroom, which would be ideal for guests. It has space for furniture, ceiling downlighting, vinyl flooring and a radiator. There is no natural lighting in this room. An adjoining door leads to a toilet storeroom.

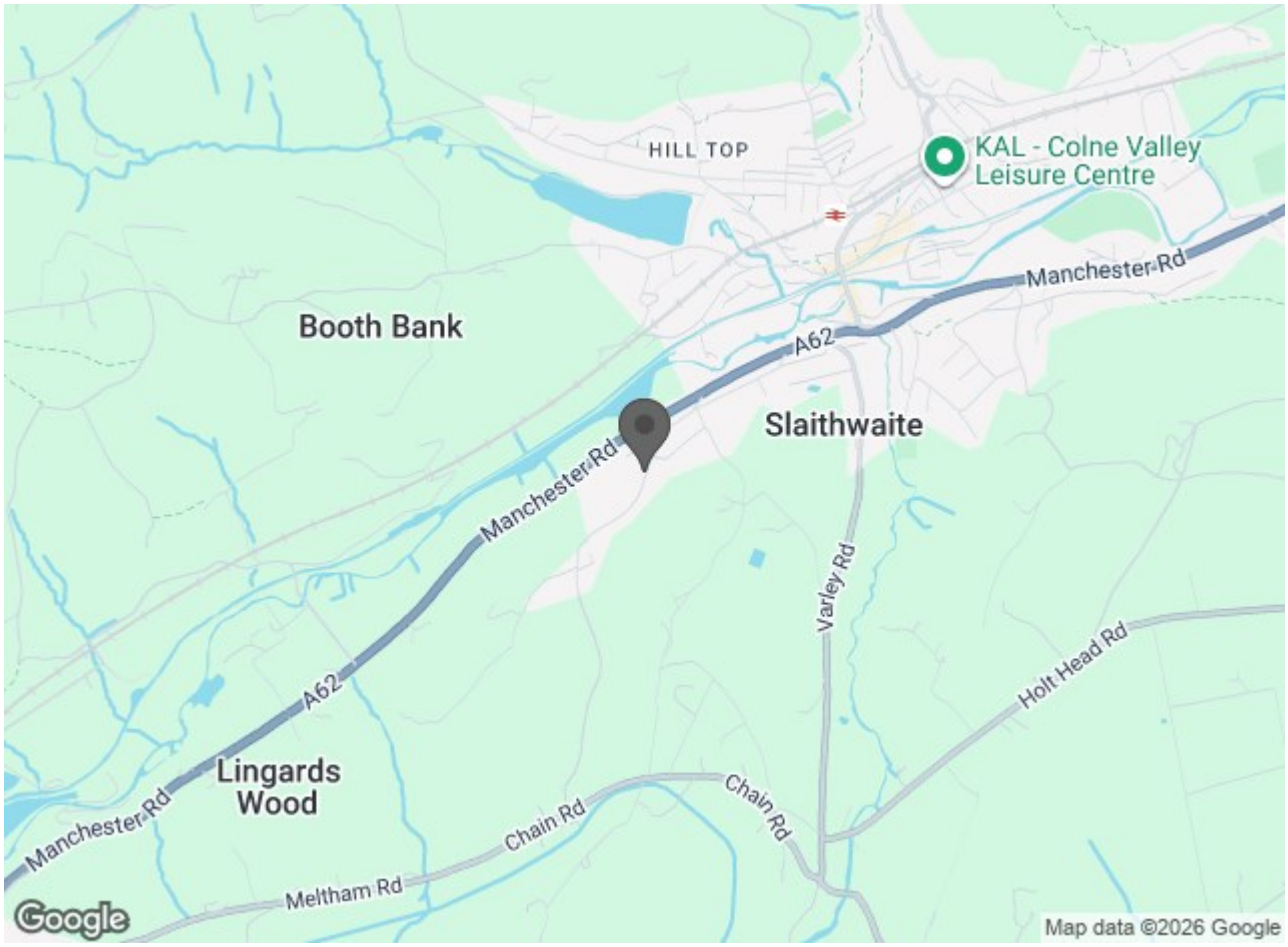
Toilet/Storeroom
This room has a low-level WC and a hand basin with a tiled splashback. There is ceiling downlighting, vinyl flooring, an extractor fan and a radiator.

External Details
At the front of the property, there is a low-level perimeter wall, decorative coloured slate borders, a stone flagged seating area and a flowerbed. There is off-road parking on the side driveway. The rear garden is particularly pleasant and can be accessed from the side of the property, or from steps down from the breakfast kitchen. It has been designed as an outdoor eating and entertaining space. There is a stone flagged patio area, which can also access the lower ground floor rooms. There is an adjoining larger area with coloured slate, perimeter walling and trellis style fencing, which can easily accommodate a large formal dining set. This leads down to an artificial grassed area with raised woodchip borders, shrubs and perimeter fencing.

Tenure
The vendor informs us that the property is freehold.

Lingards Road, Slaithwaite
Huddersfield,

Directions



Martin Thornton
ESTATE AGENTS

martin–thornton.com
01484 508000