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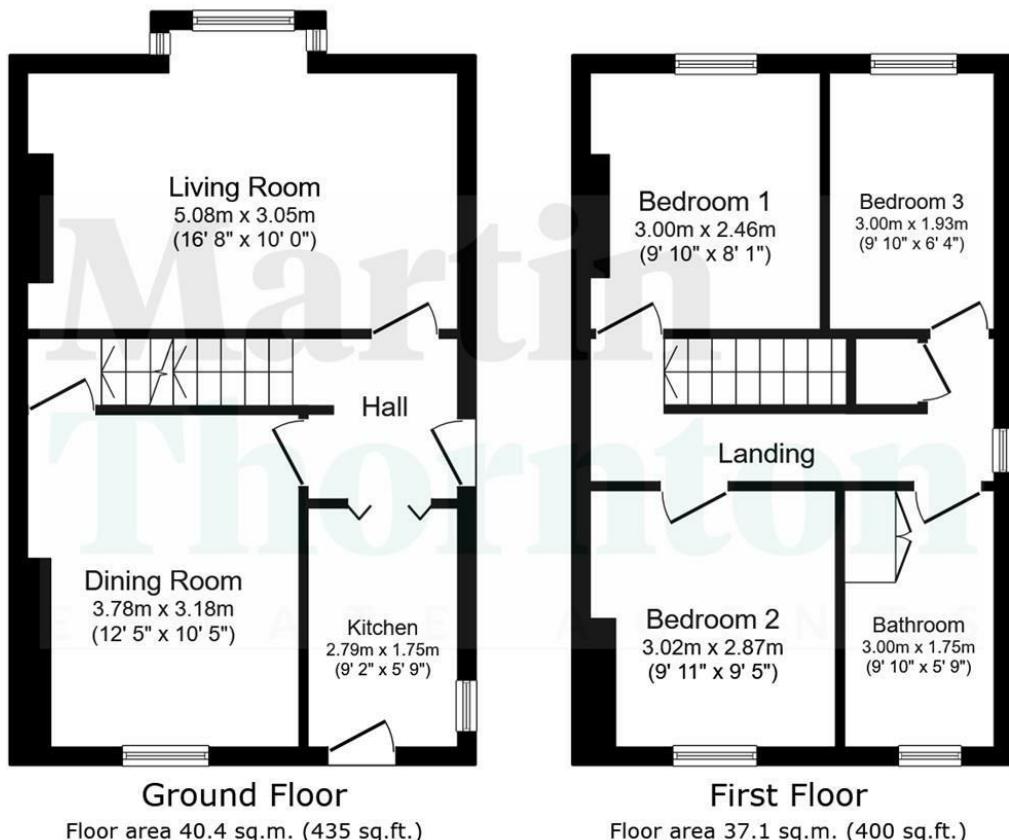
**Cressfield Road, Lindley  
Huddersfield,**

**Offers over £200,000**

This three-bedroom semi-detached home, with two separate reception rooms, is located in this popular area midway between Lindley village centre and the Royal Infirmary. Local amenities and schooling are close by. There is an opportunity to potentially redesign the current layout and update where necessary. The accommodation comprises a side hallway, living room with bay window, separate dining room and kitchen (which could be combined to create an open plan dining/kitchen). On the lower ground floor is a utility area with a similar sized storeroom/cellar. On the first floor are three bedrooms and a house bathroom. The property has a gas-fired central heating system and majority uPVC double-glazing (not the lower ground floor). Externally, there is off-road parking at the front and an enclosed rear garden. There is no chain involvement.



Floorplan



Total floor area: 77.5 sq.m. (835 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 side external uPVC door with an opaque glazed panel gives access into the hallway, which has an inset matwell and a radiator. A staircase rises to the first floor accommodation and a door leads into the living room.



### **Living Room**

This reception room runs the full width of the property and is particularly light and bright, with a large walk-in bay window with uPVC glazing, enjoying a southerly aspect. It has a marble finish fire surround with matching inlay and hearth, home to a coal effect gas fire. There is plenty of space for furniture, coving to the ceiling and two radiators.





**Details**

**Dining Room**

This good-sized second reception room is positioned at the rear of the property, with a uPVC window overlooking the garden. It has floor-to-ceiling louvre door storage cupboards incorporating shelving. Buyers may take the opportunity to remove the dividing wall to the kitchen, to create a large open-plan room. There is a picture rail and a radiator.



**Kitchen**

The kitchen has wall cupboards and base units with working surfaces, part tiled surrounds and a stainless steel sink. There is an integrated slimline dishwasher, space for a freestanding cooker with a filter hood above and space for a fridge. As mentioned, buyers may decide to create an open-plan dining kitchen. The room has a side uPVC window, a rear uPVC glazed door, floor tiling and a radiator.



**Utility/Workshop**

From the dining room, steps lead down to the basement, where our clients have a washing machine plumbed in. There is space for further appliances such as a chest freezer and tumble dryer. This area is home to the central heating boiler. There is an external timber door providing access to steps up to the rear garden, and an adjoining, similarly sized, cellar.



**First Floor Landing**

From the hallway, steps rise to the first floor landing, which has a spindle balustrade and a uPVC window. There is a good-sized storage cupboard with shelving, ideal for storing suitcases, etc.



**Bedroom One**

This double bedroom is positioned at the rear of the property and has built-in wardrobes with high level storage cupboards and matching bedside drawers. There is a further treble wardrobe with storage cupboards, a rear uPVC window, shelving and a radiator.





**Details**

**Bedroom Two**

This double bedroom is positioned at the front of the property and has built-in wardrobes with high level storage cupboards. There is space for further furniture, a uPVC window and a radiator.



**Bedroom Three**

This good-sized single bedroom is positioned at the front of the property and has a uPVC window, space for furniture and a radiator.





## Details

### Bathroom

The bathroom has a white three-piece suite comprising a panelled bath with a shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. There is an airing cupboard, which houses the cylinder and has shelving, an opaque uPVC window, half height wall tiling and a radiator.



### External Details

In front of the property, there is an open-plan paved area utilised as off-road parking. There is a side driveway, however, this is narrow for modern vehicles and at the end is a timber gate leading to the garden. At the rear, there is a paved seating area and steps leading down to the basement/utility. From the patio, steps lead down into the garden itself, where there is perimeter fencing, a timber shed and paving.



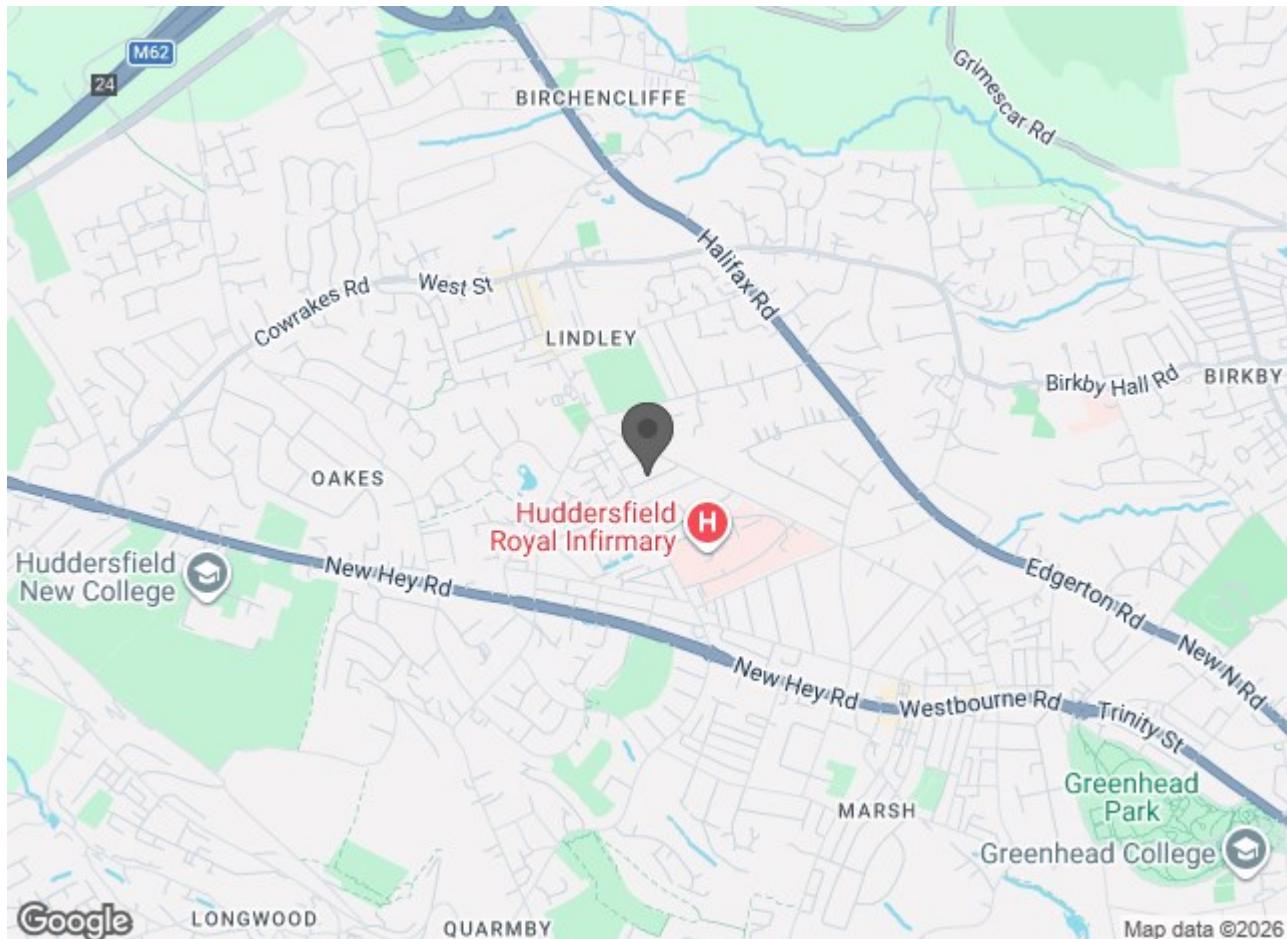
### Tenure

The vendor informs us that the property is freehold.

# Cressfield Road, Lindley Huddersfield,



Directions



**Martin  
Thornton**  
ESTATE AGENTS

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