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Haigh Close, Lindley Huddersfield,

Offers in the region of
£350,000

This beautifully presented three-bedroom detached family home enjoys a pleasant position at the end of a quiet cul-de-sac, offering spacious accommodation, modern interiors and an excellent setting for family life. Thoughtfully designed throughout, the property is finished in a contemporary style, while being ideally located close to the amenities of Salendine Nook, within walking distance of Lindley Village and conveniently placed for access to the M62 motorway network. Occupying a generous plot, the home benefits from ample off-road parking for several vehicles, a garage and an attractive enclosed rear garden designed for relaxing and entertaining. The accommodation briefly comprises an entrance hallway, downstairs WC, spacious living room, full-width dining kitchen with Quartz worktops and integrated appliances, and separate utility room. To the first floor are three well-proportioned bedrooms, with the master enjoying its own en suite, alongside a modern house bathroom. A particular highlight of the home is the private rear garden, featuring a lawned area, Indian stone patio and a timber decked seating area – ideal for outdoor dining and enjoying far-reaching views. The property further benefits from gas central heating, uPVC double glazing and a security system. Early viewing is recommended to fully appreciate the space, presentation and excellent location this family home has to offer.

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Floorplan



Total floor area: 88.7 sq.m. (955 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 Hallway

A composite entrance door with opaque glazed panels opens into a welcoming and bright hallway, finished with neutral décor and attractive LVT (luxury vinyl tiled) flooring. A staircase rises to the first floor with useful storage beneath, while a side window allows additional natural light to flow through the space. There is also a radiator and one of the controls for the multi-zone central heating system.



Downstairs WC

Finished with half-height wall tiling and continuing LVT flooring, the downstairs W/C is fitted with a pedestal wash hand basin, low-level WC, radiator and extractor fan.



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Living Room

Positioned at the front of the property, the living room is a generously sized reception space, beautifully presented with neutral décor and soft grey carpeting. Large uPVC windows provide plenty of natural light, while the layout offers ample space for a variety of freestanding furnishings.



Dining Kitchen

Stretching across the full width of the property, the dining kitchen is a standout feature of the home. Bright and spacious, it benefits from a rear-facing uPVC window and wide French doors opening directly onto the Indian stone patio, creating an excellent indoor-outdoor flow.

The kitchen itself is fitted with an extensive range of high and low-level units complemented by stylish Quartz worktops, matching upstands and brick-style tiled splashbacks. Integrated appliances include a double fan oven, induction hob with canopy extractor hood, fridge freezer and dishwasher. A one-and-a-half bowl sink with mixer tap and drainer completes the space.

The dining area comfortably accommodates a large family dining table and enjoys LED downlighting, LVT flooring and a radiator, making it ideal for both everyday family life and entertaining guests.



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Utility

This room has a worktop with a matching upstands and plumbing for an automatic washing machine. There is space for an additional appliance, be it a condensing dryer or additional fridge or freezer. This area houses the boiler for the central heating system. It has a continuation of the LVT flooring, a radiator and a composite door to the side elevation.



First Floor Landing

The staircase rises to the first floor landing with a side-facing uPVC window, useful storage cupboard and access to the loft space.



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Bedroom One

The master bedroom is a spacious double room positioned to the front of the property. It benefits from built-in wardrobes with sliding mirrored doors, along with plenty of space for additional furniture. A uPVC window and radiator complete the room, together with another controller for the multi-zone heating system. The bedroom also enjoys the added luxury of an en suite shower room.



En Suite Shower Room

The en suite is stylishly finished with tiled walls and flooring and fitted with a glazed shower cubicle housing a Mira shower, wash hand basin and low-level WC. Additional features include an extractor fan, radiator and a uPVC window.



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Bedroom Two

Located to the rear of the property, this generous double bedroom enjoys lovely long-distance views towards Emley Moor and Castle Hill. There is ample space for freestanding or fitted furniture, along with a radiator and a uPVC window.



Bedroom Three

Also positioned to the rear, the third bedroom is another well-sized double room benefiting from the same attractive far-reaching views. The room offers flexibility for family living, guest accommodation or home working. There is also a uPVC window and a radiator.



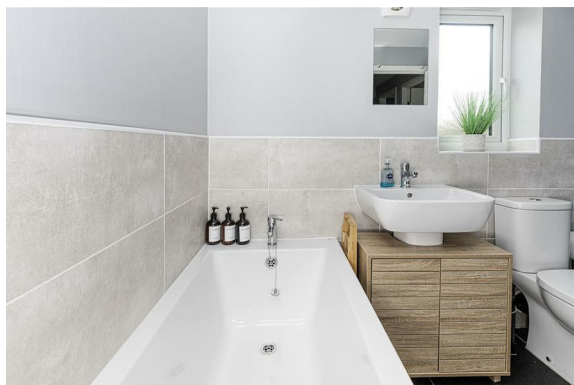
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House Bathroom

The contemporary house bathroom is fitted with a modern white three-piece suite comprising a bath with tiled surround, wash hand basin and low-level WC. Finished with slate-effect tiled flooring, the room also benefits from a radiator, extractor fan and opaque side-facing uPVC window providing natural light.



External Details

To the front of the property is an open-plan lawned garden with stone flagged pathway, external lighting and a covered canopy entrance. The driveway provides parking for multiple vehicles and leads to the garage.

To the rear, the enclosed garden offers an excellent outdoor space for families and entertaining alike. There is a lawned area, Indian stone pathways and a substantial patio accessed directly from the dining kitchen French doors. Adjoining the patio is a similarly sized timber decked seating area, perfectly positioned to take advantage of the open views towards Castle Hill. External lighting and an outdoor water supply add further convenience.



Garage

The garage features an up-and-over door together with a side personal access door. There is also an external electric vehicle charging point.

Tenure

The vendors inform us that the property is freehold.

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Directions

