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**Le Merchant Avenue, Lindley
Huddersfield,**

**Offers in the region of
£425,000**

NO ONWARD CHAIN WITH VACANT POSSESSION

This is a rare opportunity to purchase a three-bedroom detached true bungalow, positioned on this most attractive tree lined avenue, standing centrally within a good sized plot with potential to redesign and possibly extend (subject to any necessary permissions or consents). A much cherished family home for several decades, this is a spacious true bungalow. The accommodation comprises an entrance porch, hallway, good sized living room, separate dining room, inner hallway, kitchen with adjoining utility, three bedrooms (the master with en suite) and a house bathroom. There is a gas-fired central heating system, uPVC double glazing and a security system. Externally, there are front and rear lawned gardens, a pleasant rear patio, extensive parking on the driveway and a double length garage. This is a superb location, perfect for amenities within Lindley, local schooling and hospital. The property offers accommodation on one level and buyers may see the potential to extend and increase the accommodation, be it at ground floor or possibly first floor level.



Floorplan



All measurements are approximate and for display purposes only



Entrance Porch

An external uPVC door with an opaque glazed panel gives access to the entrance porch, which has a side uPVC window and a quarry tiled floor. From here, a uPVC door with opaque glazed panels gives access to the hallway.

Hallway

This is the perfect place for shoes and coats, etc. There is an inset matwell along with a roof light and a timber door gives access to the living room.

Living Room



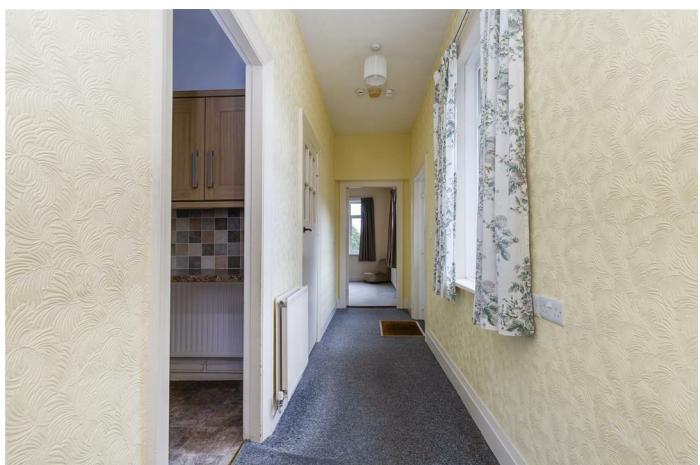
This good sized principal reception room is positioned at the front of the property and is light and bright, having a semicircular bay with uPVC windows along with two side circular porthole style windows. There are uPVC French doors leading out onto the patio along with a stone fire surround with a raised slate hearth, home to a gas fire. The alcoves have low level storage cupboards with shelving above. The room has coving to the ceiling, various wall light points and a radiator.

Dining Room



From the hallway, access can be gained to the dining room, which is a versatile additional reception room. It could be utilised as a formal dining room, snug or small sitting room. The alcoves incorporate leaded display cabinets with high level storage above. The uPVC window enjoys an outlook onto the rear garden and there is also a radiator. A door gives access to an inner hallway.

Inner Hallway



This has an external uPVC door out onto the paved patio. There is a large shelved cloakroom/pantry, perfect for shoes and coats, with built-in shelving. There is also a radiator.



Kitchen



This room has wall cupboards with under unit lighting, base units with working surfaces and a stainless steel sink with tiled surrounds. Integrated appliances include a Bosch hob with a canopy style filter hood above, matching oven and microwave. The worktops extend to create a breakfast bar area, beneath which is a radiator. There is ceiling downlighting, a uPVC side window and access to the utility.

Utility



This has matching cupboards to those of the kitchen and concealed is the Worcester boiler for the central heating system. There is also space for additional freestanding appliances and an opaque uPVC window to the side elevation.

Bedroom One



This spacious double bedroom is positioned at the rear of the property and is particularly light and bright with uPVC windows to three elevations. There is plenty of space for fitted or freestanding furniture, wall light points and a radiator. Being the master bedroom, this room has its own en suite.

En Suite Shower Room



This has a corner shower cubicle with curved doors and a Triton independent shower, a hand basin with storage cupboards below and a low-level WC. There is tiling to the walls and floor, ceiling downlighting, an extractor and an upright chrome ladder-style radiator.



Details

Bedroom Two



This large double bedroom has a side uPVC window along with built-in furniture including wardrobes, bedside cabinets and overhead storage cupboards. There is space for fitted or freestanding furniture and a radiator.

Bedroom Three



This bedroom is positioned at the front of the property with a uPVC window overlooking the garden. The room would make a good sized bedroom but could equally make an office/study. It has the pleasant tree lined aspect of Le Merchant Avenue and a radiator.

House Bathroom



Updated in more recent times, the bathroom has a three-piece suite comprising a panelled bath with centrally positioned mixer tap and contemporary wall mounted shower fitting, a hand basin with storage cupboards below and a low-level WC. There is tiling to the walls and floor, ceiling downlighting, a shelved storage cupboard and an upright chrome ladder-style radiator. The room has twin opaque uPVC windows.

External Details



The property occupies a good sized level plot with a perimeter wall and wrought iron gate leading to a broad block paved pathway. On either side of the pathway are level lawned gardens with mature flowerbeds and borders. On the right hand side, the long driveway provides parking for several vehicles and access to the detached garage. At



the front of the property, there is an external water tap. To the left hand side of the garage, a gate leads to the rear garden where there is a large stone flagged patio which can be accessed from the French doors in the living room and the door in the hallway. The patio can be a real sun trap and, from here, steps lead down to the garden. There is also external lighting and water. The rear garden itself enjoys a good amount of privacy with a good sized level lawn and a greenhouse. There is a feature mature apple tree and mature evergreen shrubs and bushes along with a timber shed.

Garage

This tandem style double length garage has an automatic up-and-over door with twin side uPVC windows. There is power and lighting.

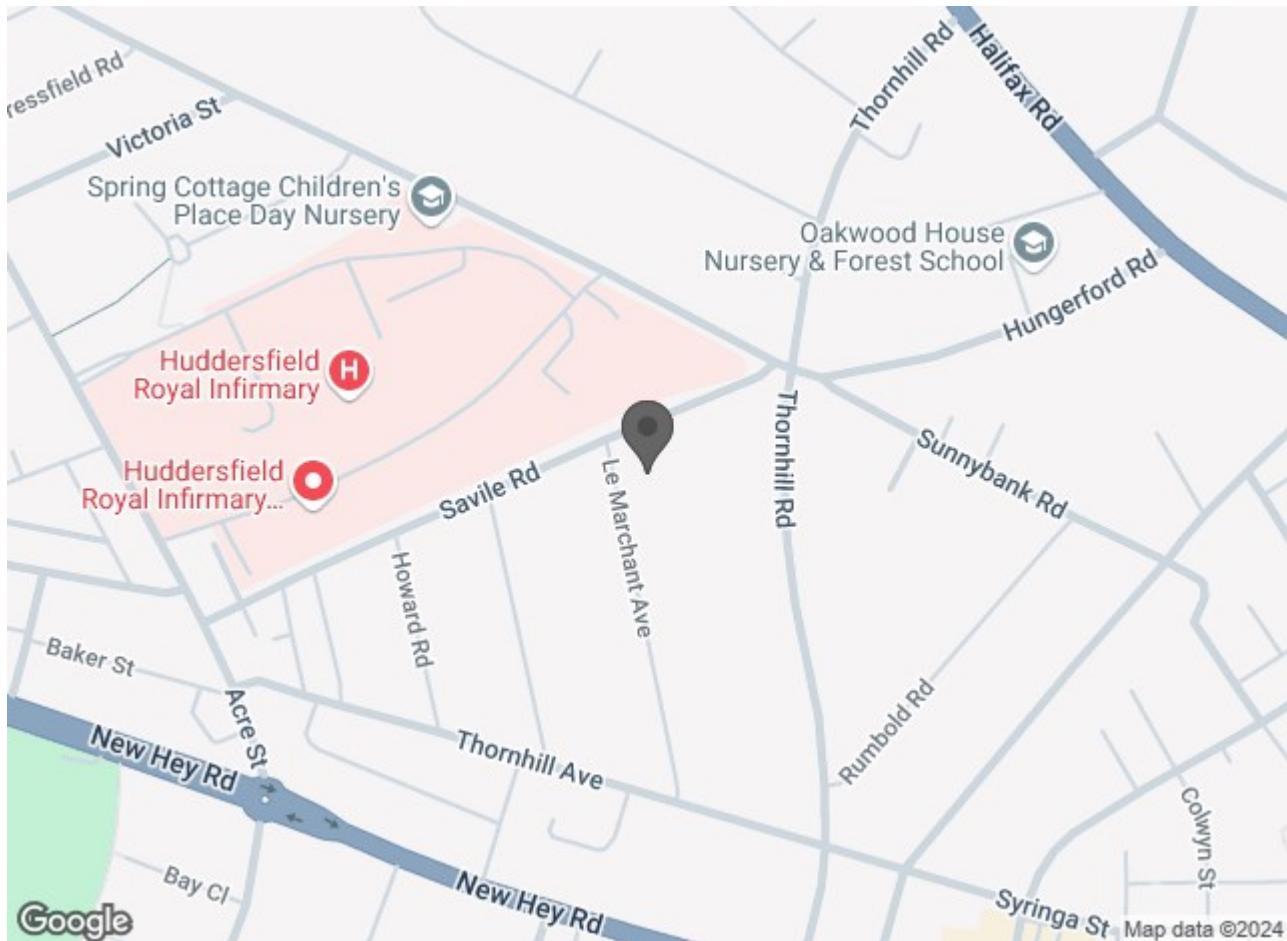
Tenure

The vendor informs us that the property is Leasehold and we await further information.

Le Merchant Avenue, Lindley Huddersfield,



Directions



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