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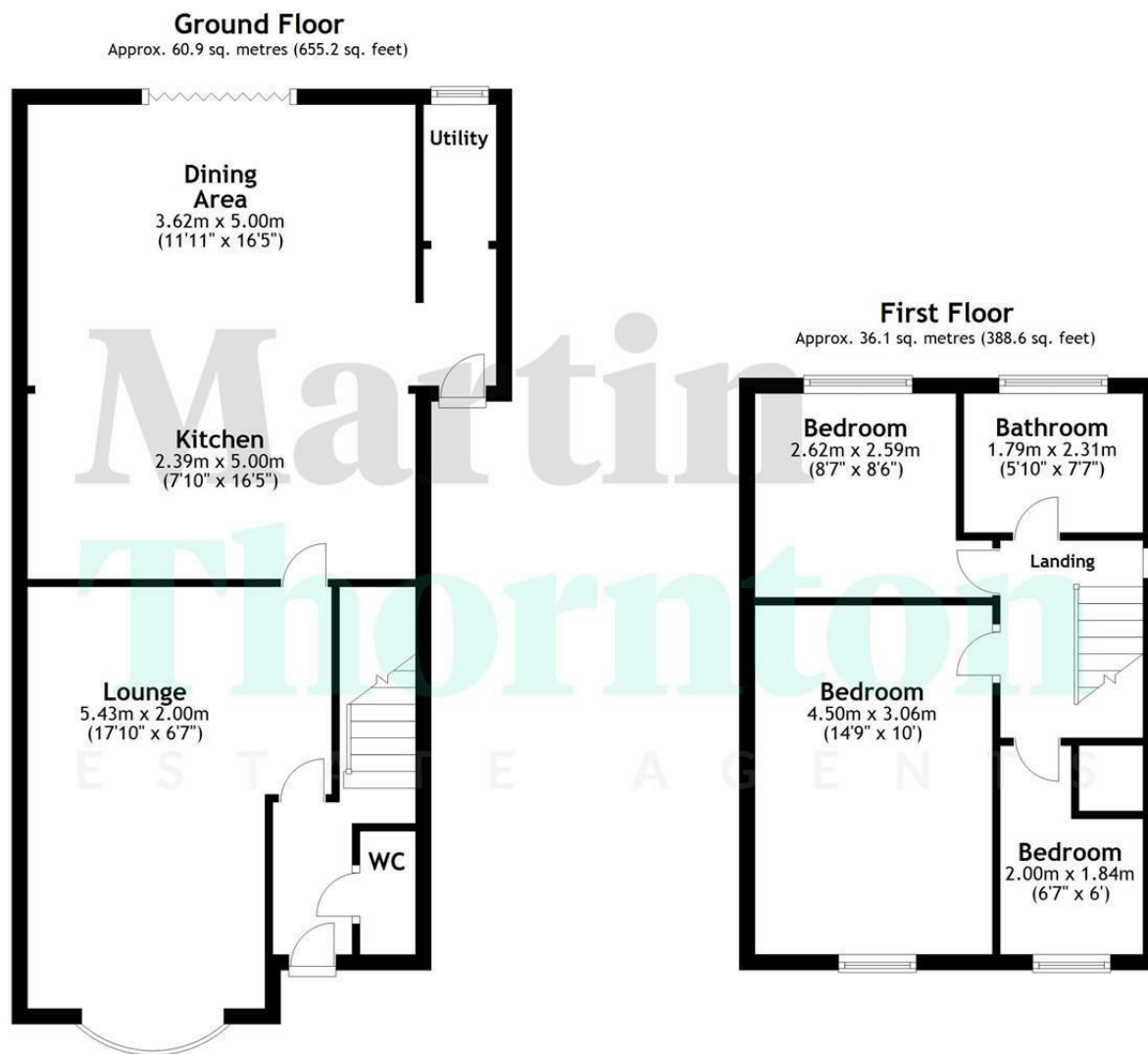


## **Peebles Close, Lindley Huddersfield,**

**Offers over £325,000**

This much improved and extended three-bedroom semi-detached property is situated in a no-through-road position, with a lovely southerly aspect and a wooded backdrop to the rear. The property may prove suitable to a professional couple or expanding family buyer looking to access nearby M62 motorway networks, Lindley Village and recommended local schooling. The accommodation comprises an entrance hall, downstairs WC, living room, open kitchen living/diner with integrated appliances and utility with side entrance. On the first floor, there are three bedrooms and a stylish bathroom. The property has a gas-fired central heating system, uPVC double-glazing throughout and an alarm system. Externally, a driveway provides parking for several vehicles with a EV charging point and a lovely rear garden has an Indian stone patio and a wooded backdrop.

The property has the advantage of no upper chain.



# Peebles Close, Lindley Huddersfield,

## Details



### Entrance Hall

A uPVC door with a decorative double-glazed insert opens to the entrance hall, which has laminate flooring, a ceiling light point and a radiator. A staircase gives access to the first floor landing and a timber door leads to the downstairs WC.

### Downstairs WC

This room has a continuation of the laminate flooring and a white suite comprising a low-level WC and a wall-hung hand basin with mixer tap. It has a ceiling light point, a radiator and a uPVC double-glazed window providing natural light from the side elevation.



### Living Room

Accessed via a timber and bevelled glazed door, the living room has a splayed uPVC double-glazed bay window. The focal point of the room is gas fire set to a granite hearth and surround. There is coving to the ceiling, two ceiling light points and a useful under stairs storage cupboard with hanging hooks, shelving and a ceiling light point. This cupboard also houses the electric fuse board.



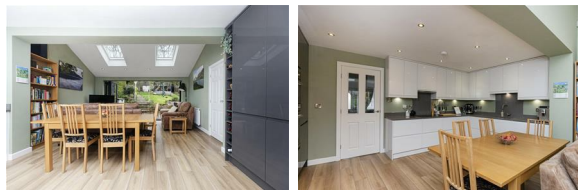
# Peebles Close, Lindley Huddersfield,

## Details



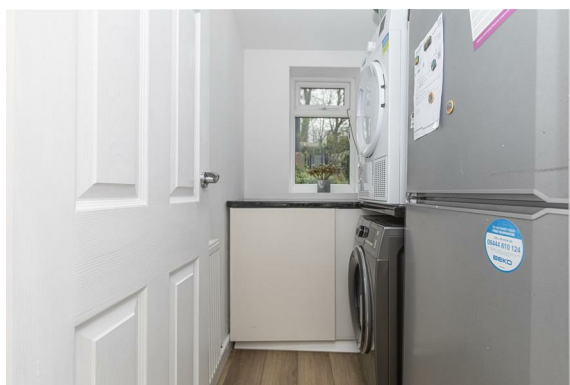
### Kitchen Living/Diner

This room is positioned at the rear of the property with a lovely open-plan aspect. The kitchen area has range of high gloss wall and base cupboards, drawers, roll-edge Quartz worktops with matching upstands and an inset stainless steel sink unit with an extendable hose-style tap. Integrated appliances include an oven and induction hob with an extractor hood, combi oven/microwave, fridge freezer, dishwasher and bin storage. This room is home to the Worcester central heating boiler. It has ceiling downlighting and LVT flooring throughout. The dining/living area has two Velux windows providing natural light and a set of aluminium framed bi-folding doors, with integral blinds, providing access to the rear garden. There is plenty of room for furniture, ceiling downlighting and two radiators. A timber door leads to a utility area.



### Utility

There is a continuation of the LVT flooring, a uPVC window to the rear elevation, plumbing for an automatic washing machine and space for a freestanding fridge freezer and dryer. This area has a ceiling light point, a radiator, an extractor fan and a useful side entrance with a uPVC double-geared door providing access to the side of the property.



### First Floor Landing

From the entrance hall, a staircase rises to the first floor landing, where there is a uPVC double-glazed window to the side elevation and a ceiling light point. Access can be gained to partially boarded loft space via a pull-down ladder.

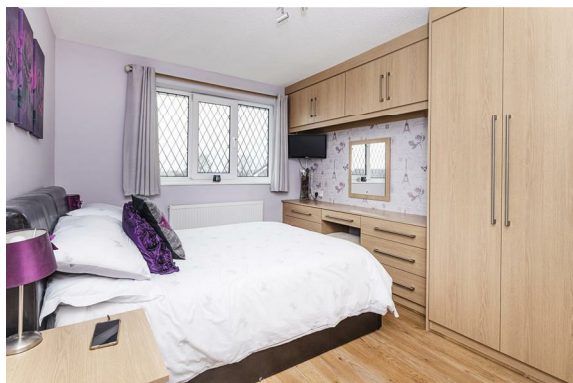
# Peebles Close, Lindley Huddersfield,

## Details



### Bedroom One

This double bedroom has a lovely outlook over the cul-de-sac and beyond via a uPVC double-glazed window. It has fitted wardrobes with hanging rails and shelving, a fitted vanity area with drawers and a mirror, a central ceiling light point and a radiator.



### Bedroom Two

This bedroom is positioned at the rear of the property and has a lovely outlook over the wooded area beyond via a uPVC double-glazed window. It has a central ceiling light point and a radiator.



# Peebles Close, Lindley Huddersfield,

## Details



### Bedroom Three

Currently utilised as a work-from-home study, this room has a uPVC double-glazed window, a ceiling light point and a radiator.



### House Bathroom

The bathroom has a modern white suite comprising a low-level WC with concealed cistern, a vanity hand basin with a storage cupboard below and a panelled bath with a waterfall style tap and a Grohe shower over. There is tiling to the walls and floor, a uPVC double-glazed window to the rear elevation, ceiling downlighting and kick board lighting to the vanity area. There is a vanity storage with shelving and a mirrored storage cupboard, along with a wall-hung radiator.



# Peebles Close, Lindley Huddersfield,

## Details



### External Details

At the front of the property, there is a lovely lawn and a driveway providing off-road parking for several vehicles, along with a EV charger point, suitable for electric cars. The hardstanding gives access around the side of the property to the rear via a wrought iron gate. The rear garden has an Indian stone patio area, perfect for outdoor entertaining, and a further lawn with shrubbery borders. The rear garden benefits from a wooded backdrop. It has outdoor security lighting, and water and electric points, and has a westerly aspect.



### Tenure

The vendor informs us the property is Freehold.

# Peebles Close, Lindley Huddersfield,

Directions

