

martin-thornton.com

01484 508000



**Smithy Close, Lindley
Huddersfield,**

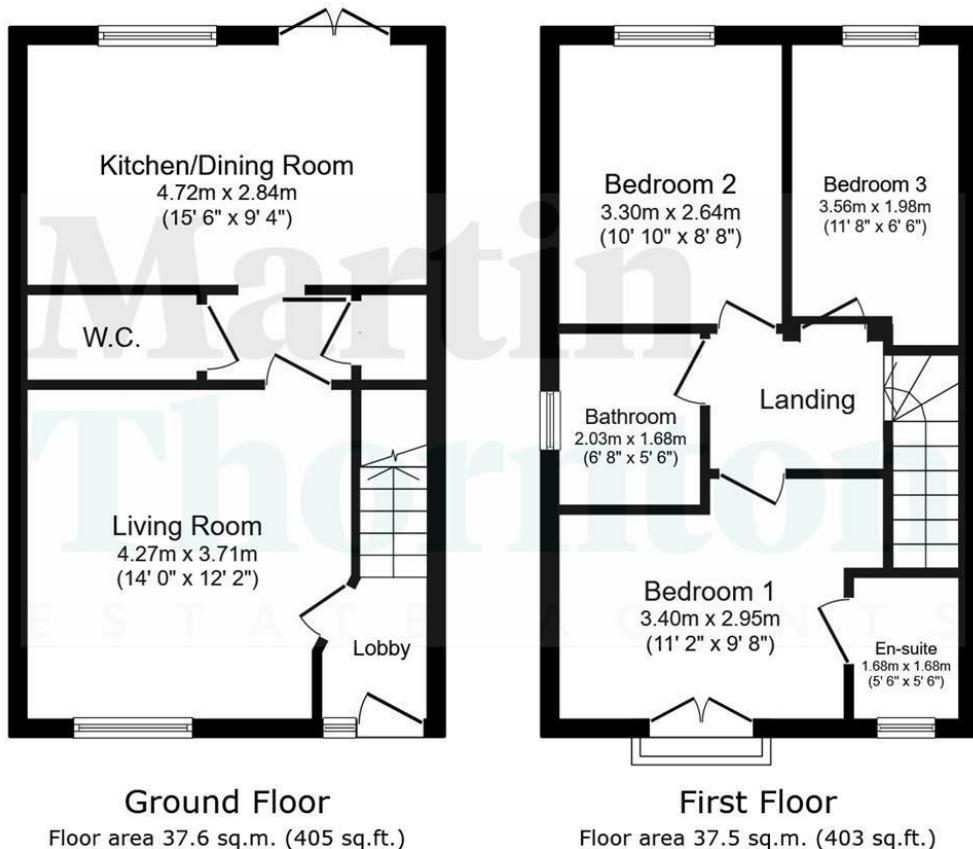
**Offers in the region of
£280,000**

****UNEXPECTEDLY RE-OFFERED****

This stylish three-bedroom semi-detached home enjoys a cul-de-sac setting in this ever popular area with ease of access to local amenities, schooling and motorway access. The light and bright interior comprises an entrance lobby, downstairs WC and dining kitchen with integrated appliances on the ground floor. On the first floor, there are three good-sized bedrooms, the master having a Juliette style balcony and an en suite shower room, and a house bathroom. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there are side-by-side parking spaces to the front. To the rear is an enclosed garden with a lawn, patio area, external power and water. This is a most convenient and well-regarded location midway between Lindley Village and the Salendine Nook Shopping Centre. It is perfectly positioned for local schooling and would make an ideal commuting base.



Floorplan



Total floor area: 75.1 sq.m. (808 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



Entrance Lobby

An external composite door with an opaque glazed panel and matching side screen gives access into the entrance lobby. This has a staircase rising to the first floor accommodation, floor tiling, a storage cupboard and a radiator. An internal door leads into the living room.



Living Room

This spacious reception room is positioned at the front of the property and has a uPVC window. It has neutral decor, plenty of space for furniture and a radiator. An internal door leads to an open lobby area.



Inner Lobby

This has a useful and good-sized under stairs storage cupboard and access to a guest WC.



Details

Guest WC

This room has floor tiling and a white two-piece suite comprising a pedestal wash hand basin with a tiled splashback and a low-level WC. It has an extractor, a ceiling light point and a radiator.



Dining Kitchen

From the open inner lobby, the tiled flooring continues through into the dining kitchen. This room is positioned at the rear of the property and spans the full width of the home. The kitchen area has wall cupboards and base units with working surfaces and matching upstands. Integrated appliances comprise a double oven and grill, four-ring gas hob with a stainless steel splashback and filter hood above, washing machine and slimline dishwasher. There is space for a freestanding fridge freezer and a one-and-a-half bowl sink unit. Concealed is the Ideal boiler for the central heating system, and a uPVC window overlooks the garden. The dining area can easily accommodate a good-sized formal table and has French doors. There is an extractor fan, ceiling light points and a radiator.





Details

First Floor Landing

From the entrance lobby, a staircase leads up to the first floor landing. From here, access can be gained to the bedrooms, bathroom and loft space. It also has a radiator.



Bedroom One

This large double bedroom is positioned at the front of the property. It is light and bright with French doors opening to a Juliette style balcony, along with space for furniture, provision for a wall-mounted TV and a radiator. This room has the advantage of an en suite shower room.





En Suite Shower Room

This room has a shower cubicle with a tiled interior and a wall-mounted shower fitting, a wall-mounted hand basin and a low-level WC. The floor is tiled with half-height tiling to the walls, along with an extractor fan and an upright chrome ladder style radiator. There is an opaque uPVC window to the front elevation.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC window. There is space for furniture and a radiator.





Details

Bedroom Three

This good-sized third bedroom is positioned at the rear of the property and has a uPVC window. There is space for furniture and a radiator.



House Bathroom

The bathroom has a white three-piece suite comprising a bath, wall-mounted hand basin and a low-level WC. It has half height wall tiling, floor tiling, an extractor fan and an upright chrome ladder style radiator. There is an opaque uPVC side window.





Details

External Details

At the front of the property, there are side-by-side parking spaces and an external power socket. The rear garden is enclosed by perimeter fencing and enjoys a westerly aspect, benefitting from the afternoon sun. A paved patio area adjoins the French doors within the dining kitchen. There is a lawn, external water and provision for an external light.



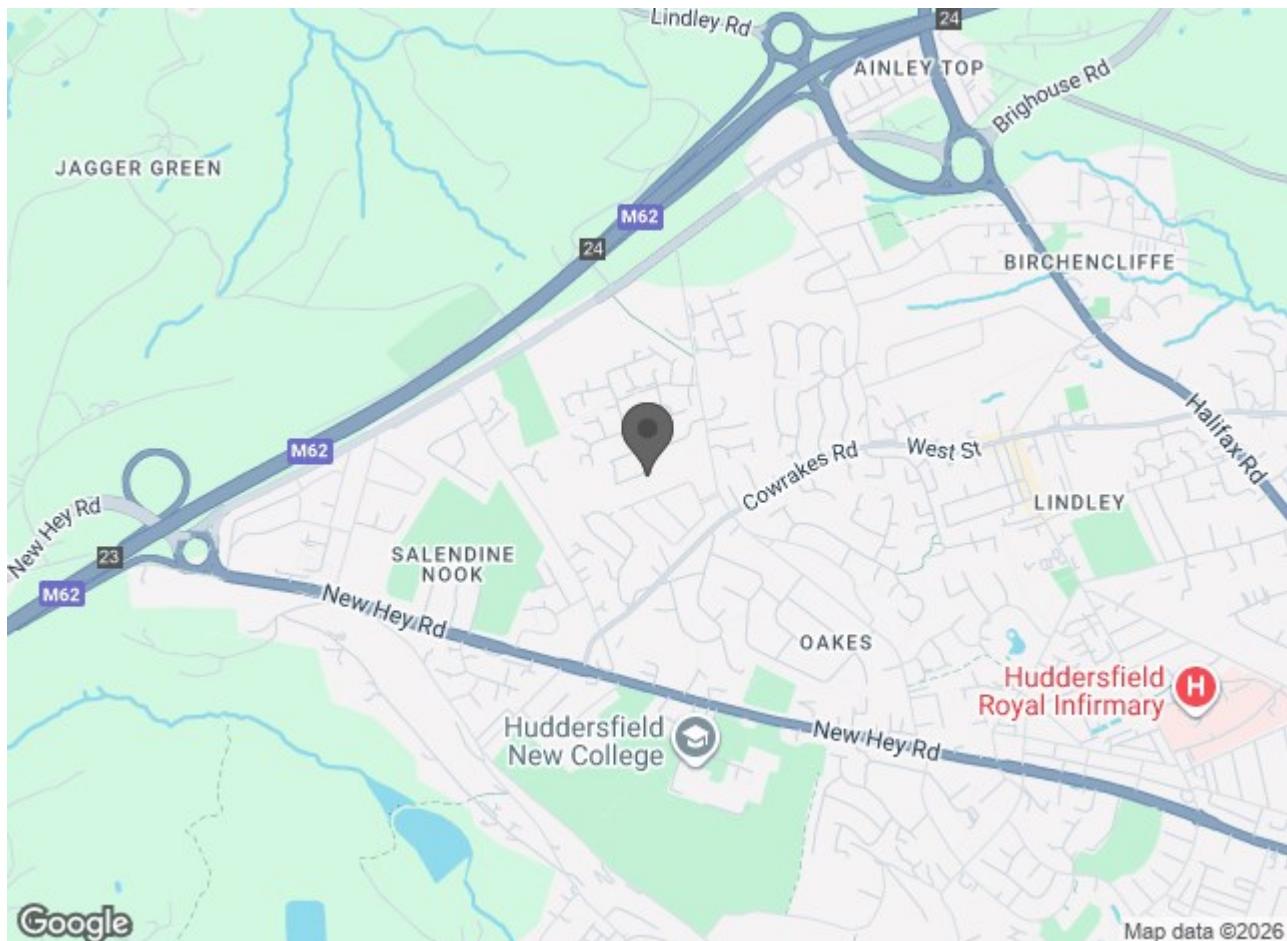
Tenure

The vendor has informed us that the property is Freehold.

Smithy Close, Lindley Huddersfield,



Directions



**Martin
Thornton**
ESTATE AGENTS

martin-thornton.com
01484 508000