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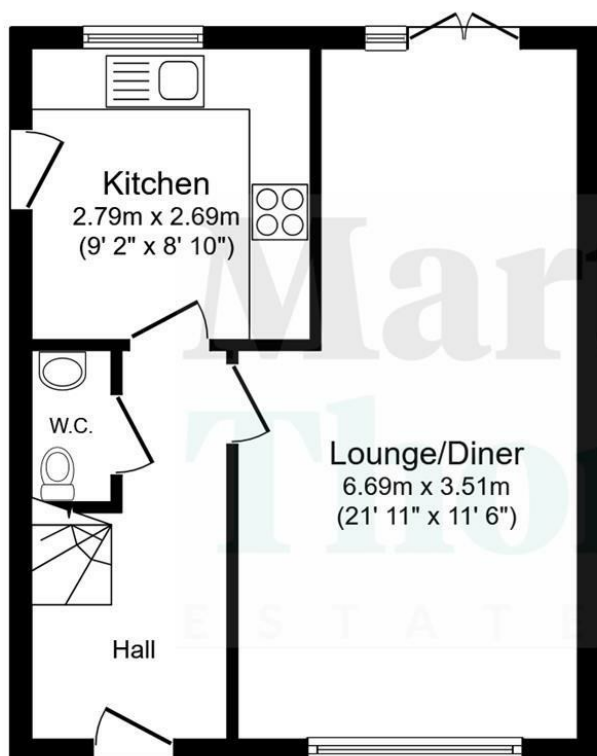
## Romsey Close, Lindley Huddersfield,

**Offers over £280,000**

This well-appointed, three-bedroom detached family home enjoys a cul-de-sac setting, located midway between the centre of Lindley and Salendine Nook Shopping Centre. The property is ideally situated for local amenities, well-regarded schooling and M62 access. The accommodation comprises a good-sized entrance hallway, downstairs WC, large open-plan lounge diner with French doors and kitchen with some integrated appliances. On the first floor are three bedrooms and a stylish house bathroom. The property has a gas-fired central heating system with a Smart thermostat, predominantly uPVC double-glazing and a security system. Externally, there is a block paved drive providing parking for several vehicles and a useful outbuilding/utility. The rear garden is designed for ease of maintenance and is perfect for outdoor eating and entertaining. There is external lighting and water. An early inspection is advised to appreciate the position and accommodation on offer.

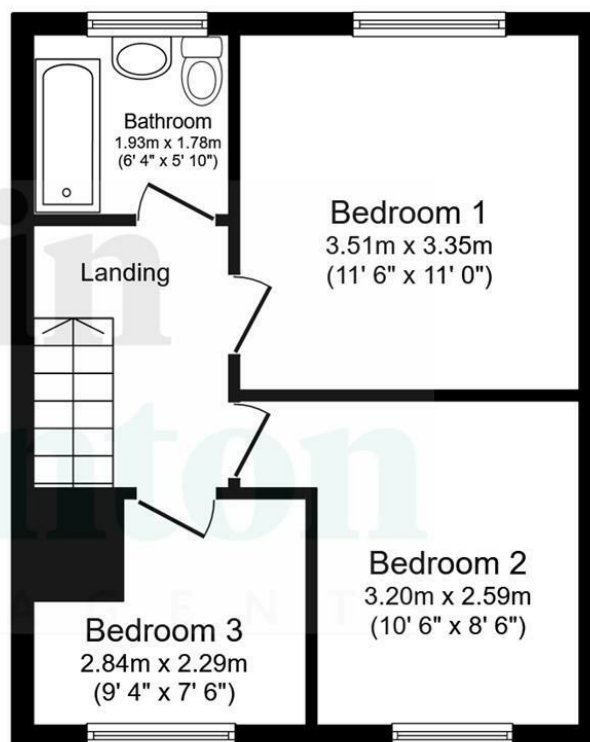
# Romsey Close, Lindley Huddersfield,

## Floorplan



**Ground Floor**

Floor area 36.6 sq.m. (394 sq.ft.)



**First Floor**

Floor area 36.6 sq.m. (394 sq.ft.)

Total floor area: 73.3 sq.m. (789 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)

# Romsey Close, Lindley Huddersfield,

## Details



### Entrance Hallway

An external composite door with glazed panels gives access into the good-sized entrance hallway. A spindle staircase rises to the first floor accommodation, beneath which is a useful storage area. There is oak effect flooring, neutral decor and a radiator. A door leads to the downstairs WC.



### Downstairs WC

This room has a white two-piece suite comprising a corner hand basin with a tiled splashback and a low-level WC. There is a continuation of the oak effect flooring.



# Romsey Close, Lindley Huddersfield,

## Details



### Lounge Diner

This large open-plan multipurpose room runs from front to rear of the property. It is light and bright with a broad uPVC window to the front elevation and French doors leading out into the rear garden. The use of furniture creates the individual areas. There are wall light points, coving to the ceiling and two radiators.



### Kitchen

Accessed from the hallway, the kitchen has units finished in oak to high and low levels, with worktops and a stainless steel sink with a single drainer and a mixer tap. Integrated appliances include a dishwasher, induction hob, fan oven and pull-out style filter hood. There are appropriately tiled splashbacks extending into the window sills, plumbing for an automatic washer and space for a freestanding fridge freezer. The room has a rear uPVC window, a side uPVC and glazed door and a contemporary upright radiator.



# Romsey Close, Lindley Huddersfield,

## Details



### First Floor Landing

From the hallway, a staircase rises to the first floor landing, which has spindle balustrading and a uPVC opaque side window. A drop-down ladder gives access to the boarded loft space, which has built-in shelving and houses the boiler for the central heating boiler.



### Bedroom One

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



# Romsey Close, Lindley Huddersfield,

## Details



### Bedroom Two

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



### Bedroom Three

This single bedroom is positioned at the front of the property and has a useful, deep storage cupboard with a high-level hanging rail and storage beneath. It has a rear uPVC window and a radiator.



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## Details



### House Bathroom

The stylish house bathroom has a white three-piece suite. The bath has a shower curtain and rail over, with a waterfall style shower fitting and a wall-mounted Mira independent shower. There is a pedestal wash hand basin and a low-level WC, along with tiling to the walls and floor. The panelled ceiling incorporates downlighting. The room has an opaque uPVC rear window and a chrome ladder style radiator.



### External Details

In front of the property, there is extensive parking on the treble width, block paved herringbone patterned driveway. There is external lighting and, to the left-hand side, an outhouse with power supply. Our clients use this as a utility and it is perfect for storing a condensing dryer. The block paving and stone flags continue down the left-hand side of the property to the rear garden, which has been redesigned for ease of upkeep. It is an ideal area for eating and entertaining, with stone flags, block paved detailing, external lighting and power. This area can also be accessed via the French doors in the lounge diner. There is also a further timber shed.



### Tenure

The vendor informs us that this property is Freehold.

# Romsey Close, Lindley Huddersfield,

Directions

