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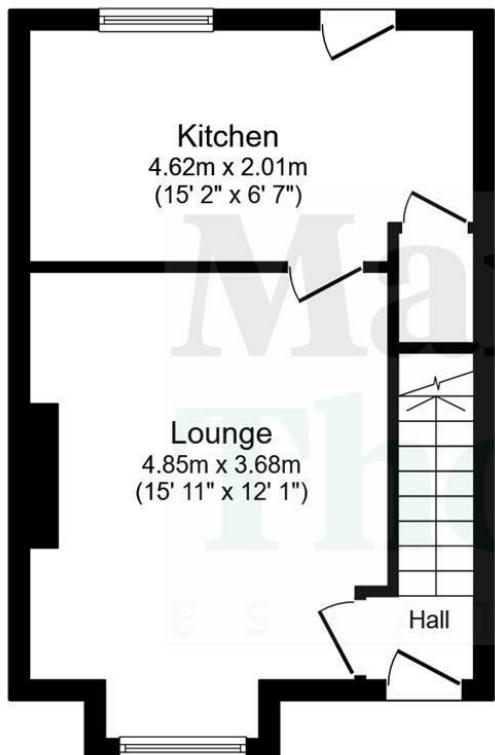
**Stanley Road, Ainley Top
Huddersfield,**

**Offers in the region of
£240,000**

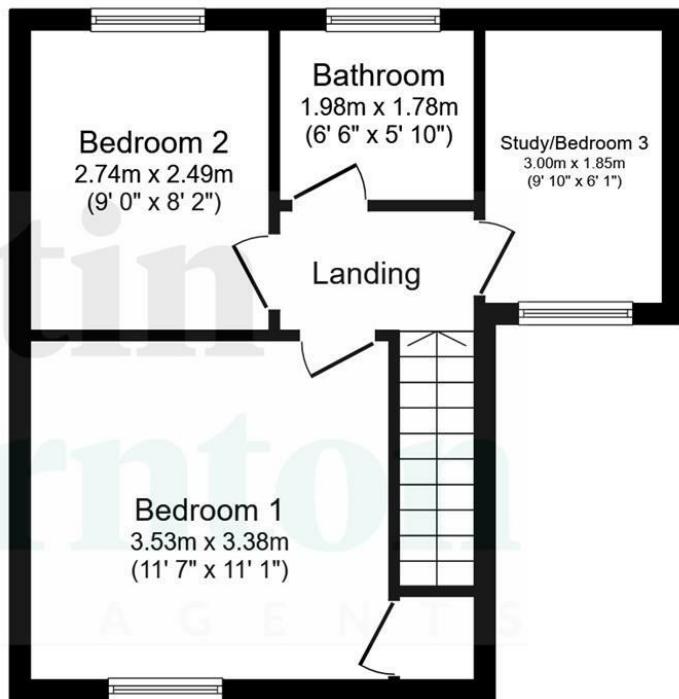
This three-bedroom semi-detached house enjoys a no-through-road position. It is in a most convenient commuter location and close to local amenities within Lindley Village. The light and bright accommodation comprises an entrance hall, living room with bay window and rear dining kitchen. On the first floor, there are three bedrooms and a stylish house bathroom. The property has a gas-fired central heating system and predominantly uPVC double-glazing. Externally, there is off-road parking at the front and, at the rear, a patio and lawned garden area, benefitting from a westerly aspect.



Floorplan



Ground Floor
Floor area 32.2 sq.m. (347 sq.ft.)



First Floor
Floor area 36.8 sq.m. (396 sq.ft.)

Total floor area: 69.0 sq.m. (743 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



Details

Entrance Hall

A composite door with double-glazed decorative inserts opens to the entrance hall. There is laminate flooring, a ceiling light point, hanging hooks and a radiator. A staircase leads to the first floor landing and a timber door gives access to the living room.

Living Room

This reception room is positioned at the front of the property, with natural light from a walk-in splayed uPVC bay window. The focal point of the room is a log burner, set to a marble style hearth with a timber mantel over. There is coving to the ceiling, a ceiling light point and a radiator. A timber door gives access to the kitchen.



Dining Kitchen

The kitchen has a range of modern high-gloss wall and base units, drawers, roll-edge worktops with matching upstands and a stainless steel sink. Integrated appliances comprise an oven and hob with overlying canopy style filter hood, dishwasher and fridge freezer. There is plumbing for an automatic washing machine, a continuation of the laminate flooring, a ceiling light point and a radiator. A useful under stairs storage cupboard has power and lighting. To the rear elevation, there is a uPVC double-glazed window and a uPVC door with a double-glazed insert gives access to the rear garden.



First Floor Landing

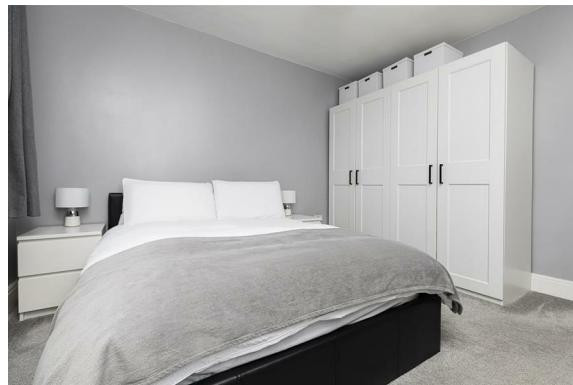
From the entrance hall, a staircase rises to the first floor landing, where is access to -partially boarded loft space with a pull-down ladder.



Details

Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC double-glazed window. It has plenty of space for furniture, a ceiling light point and a radiator. There is a useful storage cupboard over the bulkhead, home to the Vaillant central heating boiler.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window. It has a ceiling light point and a radiator.





Details

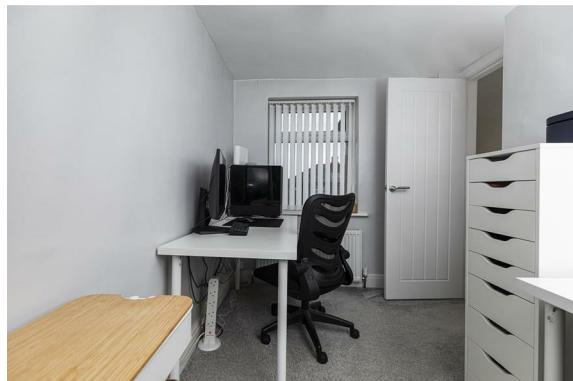
House Bathroom

The bathroom has a modern white suite comprising a panelled bath with a mixer tap, a waterfall style shower head and hand-held shower attachment over, a vanity wash hand basin with a waterfall style tap and storage beneath, and a low-level WC. There is laminate style flooring, tiling to the walls, ceiling downlighting, an extractor fan and a chrome ladder style heated towel rail. To the rear elevation, there is a uPVC double-glazed window.



Bedroom Three/Study

This additional room is currently utilised as a work-from-home study and has a ceiling light point and a radiator. A uPVC double-glazed window overlooks the front elevation.





Details

External Details

At the front of the property, there is a low-maintenance garden and a pebbled driveway providing off-road parking. There is an outdoor wall light point and a timber gate gives access to the rear of the property, where there is a lovely flagged patio seating area, perfect for outdoor entertaining. A further lawned garden area has fenced and walled borders. There is an outdoor light and a water point. The rear garden has a westerly aspect.



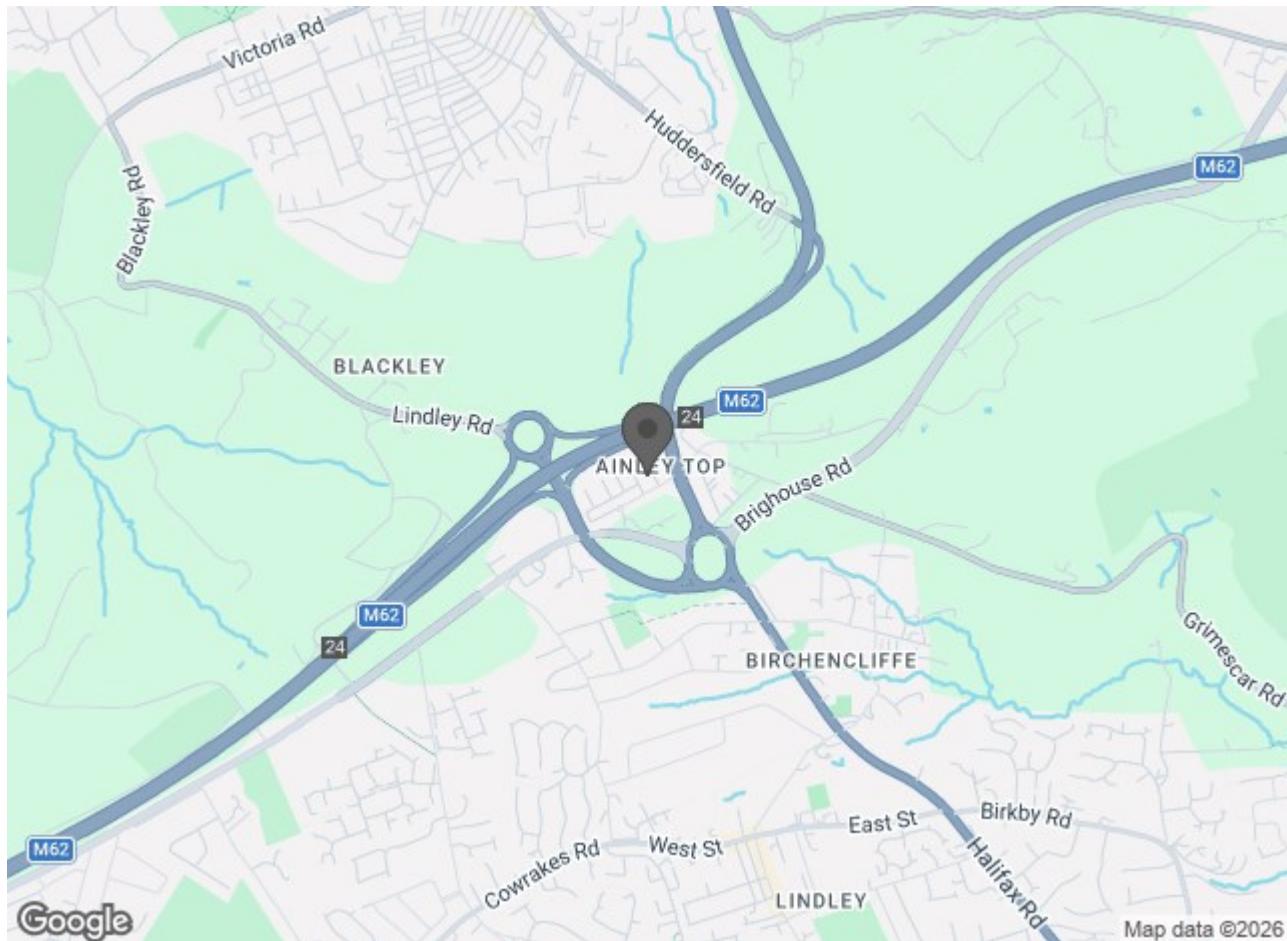
Tenure

The vendor informs us that this property is Freehold

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Directions



**Martin
Thornton**
ESTATE AGENTS

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