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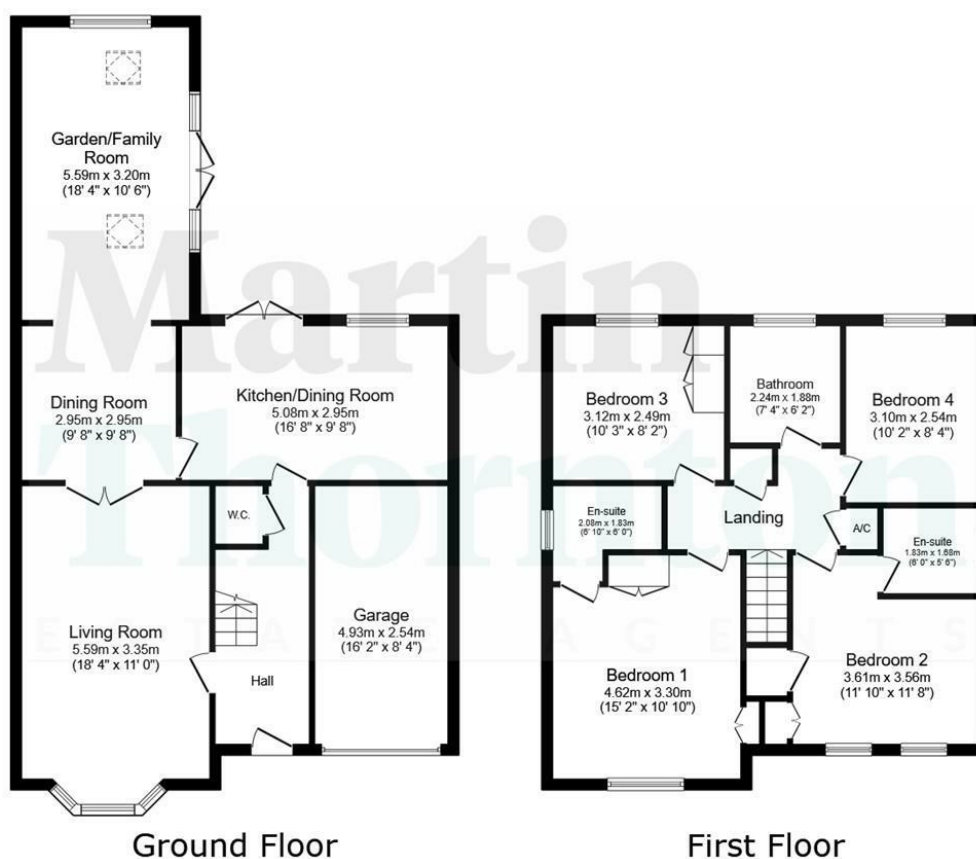
Crosland Fold, Lindley Huddersfield,

Offers in the region of
£450,000

This four double bedroom, detached family home has been substantially extended to the ground floor. The rear garden can be a real sun trap, having a southerly aspect. It offers ideal family accommodation in this popular area, a perfect commuting base and has nearby amenities and well-regarded schooling. This ever-popular development has ease of access to the M62 for Leeds and Manchester. The spacious accommodation comprises an entrance hallway, good-sized living room with doors through to a separate dining room, dining kitchen with integrated appliances and a large family/garden room, which is particularly versatile and gives access out onto the patio and garden beyond. There is also a downstairs WC and an integral garage. On the first floor are four double bedrooms, all with built-in wardrobes, two of which have en suite shower rooms, and a house bathroom. The property has a gas-fired central heating system and predominantly uPVC double-glazing. Externally, there side-by-side parking on the driveway and an integral garage, which houses the boiler and has power and lighting. The rear garden is enclosed by perimeter fencing, with a south-westerly aspect making it a real sun trap. It has a lawn and a large paved patio area.

Crosland Fold, Lindley Huddersfield,

Floorplan



Ground Floor

First Floor

Total floor area: 153.3 sq.m. (1,650 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

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Details



Entrance Hallway

A composite external entrance door with an opaque glazed panel gives access into the wide entrance hallway. A staircase rises to the first floor accommodation, beneath which is a useful open storage area. The initial portion of the hallway has a robust matting style carpet with an adjoining grey carpet beyond. There is also a radiator and access to the downstairs WC.



Downstairs WC

This room houses a white two-piece suite comprising a pedestal wash hand basin with a tiled splashback and a low-level WC. There is tiling to the floor, ceiling downlighting and a radiator.



Living Room

This large principal reception room can easily accommodate a vast amount of furniture and has stylish, contemporary decor. It has a uPVC window to the front elevation, provision for a flat screen wall-mounted TV and two radiators. Timber doors lead through to the dining room.



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Dining Room

The formal dining room can also be accessed from the dining kitchen, linking it particularly well, as well as the large rear garden/family room. It can accommodate a formal dining table and has similar decor to the living room, along with a radiator and a wide archway leading to the family/garden room.



Family/Garden Room

This room is a fabulous addition to the property, with the same dimensions as the living room. It is a multipurpose space positioned at the rear of the property and enjoys a southerly aspect and an outlook over the garden. French doors give access out onto a paved patio. The room has a high angled ceiling, incorporating two Velux windows, and enjoys a dual aspect with rear and side uPVC glazing. There is downlighting within the high ceiling and a radiator.



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Dining Kitchen

Positioned at the rear of the property, this room can easily accommodate a formal dining table. The kitchen area has an array of units to high and low levels, with worktops and matching upstands and a stainless steel sink with a mixer tap and single drainer. Integrated appliances include a five-ring AEG gas hob and matching AEG oven with grill and a canopy style filter hood, fridge, freezer and washing machine. The room enjoys a southerly aspect, making it particularly light and bright. It has a uPVC window and French doors leading out onto the patio and garden beyond. There is floor tiling, ceiling downlighting and a radiator.



First Floor Landing

From the entrance hallway, the staircase leads up to the first floor landing, where there is access to the loft area. It has a good-sized useful storage cupboard with a high-level shelf, and an airing cupboard housing the cylinder and providing extra storage.

Bedroom One

This large double bedroom is positioned at the front of the property and has two built-in double wardrobes. The room can easily accommodate further fitted or freestanding furniture. It has provision for a wall-mounted flat screen TV, a uPVC window and a radiator. Being the master bedroom, it has access to an en suite shower room.



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En Suite Shower Room

The shower room has a white suite comprising a double shower cubicle with a tiled interior and a wall-mounted shower fitting, a wall-mounted wash hand basin and a low-level WC. There is appropriate tiling to the walls, floor tiling, an electric shaver point, an extractor fan, downlighting and a radiator. Natural light comes from the side elevation via an opaque uPVC window.



Bedroom Two

This large double bedroom is positioned at the front of the property and has a built-in double wardrobe and a large storage cupboard over the staircase projection. The room is light and bright with two uPVC double-glazed windows. It would make a perfect guest or teenage room, with a radiator and access to an en suite shower room.



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En Suite Shower Room

The shower room has a white suite comprising a double shower cubicle with a tiled interior and a wall-mounted shower fitting, a wall-mounted wash hand basin and a low-level WC. There is appropriate tiling to the walls, floor tiling, an extractor fan, downlighting and a radiator. Natural light comes from the side elevation via an opaque uPVC window.



Bedroom Three

This good-sized double bedroom is positioned at the rear of the property and has a built-in treble wardrobe, a rear uPVC double-glazed window and a radiator.



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Bedroom Four

The final double bedroom is almost identical in size to that of bedroom three and is rear facing, enjoying a southerly aspect via a uPVC window. It has a built-in double wardrobe and a radiator.



House Bathroom

The bathroom has a white three-piece suite comprising a bath with a shower attachment from the mixer tap, a wall-mounted wash hand basin and a low-level WC. There is appropriate tiling to the walls, floor tiling, a large fixture mirror, a chrome ladder style radiator and downlighting. Natural light comes from the rear elevation via an opaque uPVC window.



External Details

In front of the property, there is a level and lawned garden. A side-by-side tarmacked driveway provides parking and access to the integral garage. On the right-hand side of the garage is a lockable timber gate, leading to a paved pathway that continues down the side of the property and to the rear. The rear garden is a major selling feature of the property, enjoying a southerly aspect. It has a large, paved patio that can be accessed via both sets of French doors in the dining kitchen and family/garden room. There is also a timber shed and external water. Adjoining the paved patio area, there is a paved pathway, a lawn and perimeter fencing.

Integral Garage

The garage has an up-and-over door, power and lighting. It houses the boiler for the central heating system.

Tenure

The vendor informs us that this property is Freehold.

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Directions

