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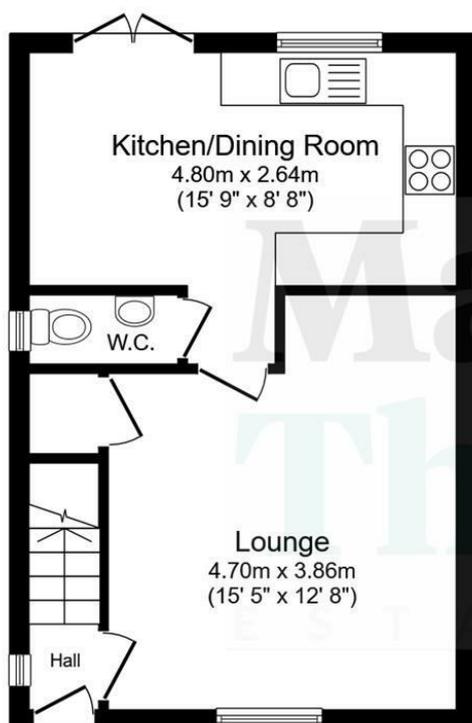
## Tennyson Avenue, Lindley Huddersfield,

Offers in the region of  
**£250,000**

This three-bedroom semi-detached home is located in the popular residential area of Lindley. It may prove suitable to the first time buyer looking to access the nearby M62 motorway network serving Leeds and Manchester, or the expanding family buyer, with useful local amenities including Lindley Village with its various bars and restaurants, along with recommended schooling. The accommodation comprises an entrance hall, living room, dining kitchen and downstairs WC. On the first floor are three bedrooms, the master with an en suite shower room, and a house bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, at the front of the property, there is a flagged pathway leading to the front door. At the rear, there is an enclosed garden with a lawn and patio, perfect for outdoor entertaining. There is a detached garage with power and light and a single tarmacked driveway. Viewing is highly recommended.

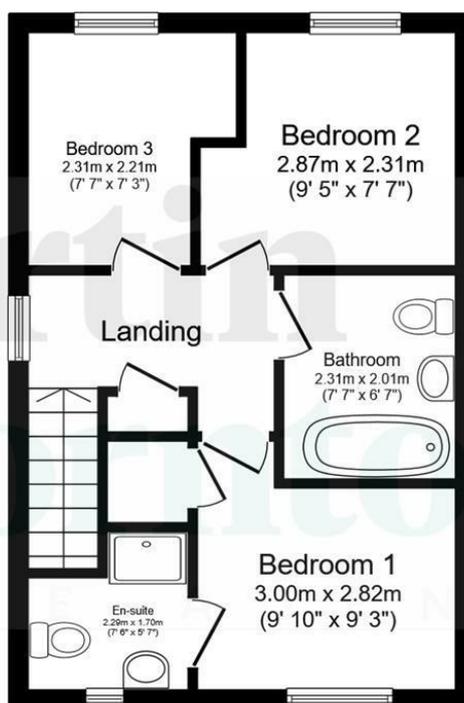
# Tennyson Avenue, Lindley Huddersfield,

## Floorplan



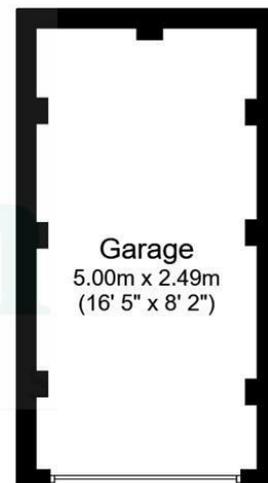
### Ground Floor

Floor area 35.7 sq.m. (384 sq.ft.)



### First Floor

Floor area 35.7 sq.m. (385 sq.ft.)



### Garage

Floor area 12.5 sq.m. (134 sq.ft.)

Total floor area: 83.9 sq.m. (903 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)

# Tennyson Avenue, Lindley Huddersfield,

## Details



### Entrance Hall

A composite door with double-glazed decorative inserts opens to the entrance hall, where there is a uPVC double-glazed window allowing natural light from the side elevation. There is a staircase leading to the first floor accommodation, a ceiling light point and a radiator. The hallway has an alarm system and access can be gained to the following rooms:

### Living Room

This reception room is positioned at the front of the property and has a pleasant outlook via a uPVC double-glazed window. It has two radiators, a ceiling light point, plenty of space for furniture and a useful storage cupboard with hanging hooks. From here, a timber door leads into the kitchen/diner.



### Kitchen/Diner

The kitchen area has a range of modern high gloss wall and base cupboards, drawers, roll-edge worktops with matching upstands and a composite one-and-a-half bowl sink. Integrated appliances include an oven and hob with overlying canopy style filter hood, washing machine and fridge freezer. There is plumbing for a dishwasher. The open-plan kitchen/diner has a uPVC double-glazed window overlooking the rear garden and uPVC French doors. It has spotlights to the ceiling, laminate style flooring and a radiator. The dining area has plenty of room for a formal dining table.



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### Downstairs WC

This room has a white suite comprising a pedestal wash hand basin and a low-level WC. There is a uPVC double-glazed window to the side elevation, a continuation of the laminate flooring, a ceiling light point and a radiator.



### 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. The landing has a ceiling light point, access to loft space and a useful storage cupboard, perfect for linen, etc.

### Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC double-glazed window with views over the front elevation and beyond. It has a useful fitted wardrobe with hanging rails and shelving, a ceiling light point and a radiator. Being the master bedroom, it has the advantage of an en suite shower room.



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### En Suite Shower Room

This room has a white suite comprising a shower cubicle with a folding screen, home to a Mira electric shower, a pedestal wash hand basin and a low-level WC. It has vinyl style flooring, contrasting tiled walls to dado height, a ceiling light point, an extractor fan and a radiator. There is a mirrored, wall-mounted vanity unit and a uPVC window to the front elevation.



### Bedroom Two

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



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### Bedroom Three

This bedroom has a similar outlook to that of bedroom two, via a uPVC double-glazed window. It has a ceiling light point and a radiator.



### House Bathroom

The bathroom has a modern white suite comprising a panelled bath with a curved screen and a shower head from the mixer tap, a pedestal wash hand basin and a low-level WC. There is vinyl style flooring, appropriate tiling to the walls, ceiling downlighting, an extractor fan and a wall-mounted chrome ladder style heated towel rail.



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### External Details

At the front of the property, there is a flagged pathway and steps leading to the front door and a lawn with mature shrubbery borders. The pathway continues around the side of the property, through a timber gate, to the rear garden, which is fenced and walled, with a flagged patio area, perfect for outdoor entertaining, a lawn with mature shrubbery borders. There is security lighting and a water point. There is a tarmacked drive and a garage with an up-and-over door, power and lighting.



### Tenure

The vendor informs us that the property is freehold.

# Tennyson Avenue, Lindley Huddersfield,

Directions

