

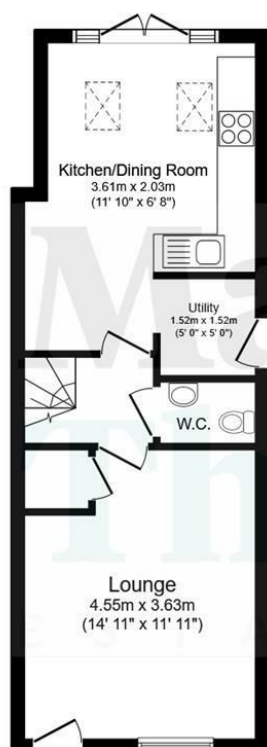
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**Haigh Close,
Huddersfield,**

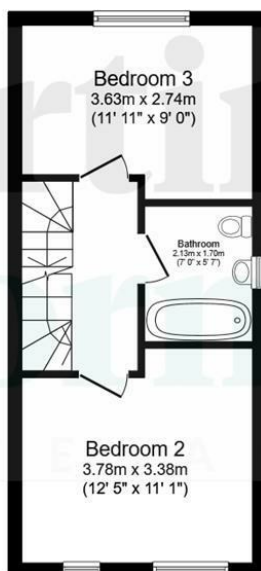
**Offers in the region of
£250,000**

This three double bedroom end terraced property is located to the popular residential area of Lindley. It may prove suitable for first time buyers, a professional couple looking to access the nearby M62 motorway network, or an expanding family, with good access to recommended local schooling. The accommodation comprises a side entrance, kitchen diner, downstairs WC and living room. On the first floor are two double bedrooms and a house bathroom, and, on the second floor, a further double bedroom. The property benefits from gas-fired central heating and uPVC double-glazing. Externally, at the front of the property, there is a tarmacked driveway providing off-road parking. At the rear, there is a fenced and lawned area with a stone patio, perfect for outdoor entertaining.



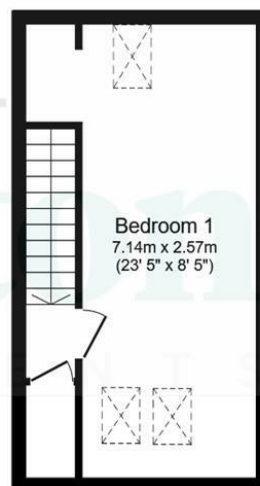
Ground Floor

Floor area 38.8 sq.m. (418 sq.ft.)



First Floor

Floor area 30.7 sq.m. (331 sq.ft.)



Second Floor

Floor area 25.9 sq.m. (279 sq.ft.)

Total floor area: 95.5 sq.m. (1,028 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

A uPVC door with double-glazed inserts opens to the living room.

Living Room

This reception room has a uPVC double-glazed window to the front elevation, plenty of space for furniture, a ceiling light point and a radiator. There is a useful under stairs storage cupboard and a timber door gives access to the inner hallway.

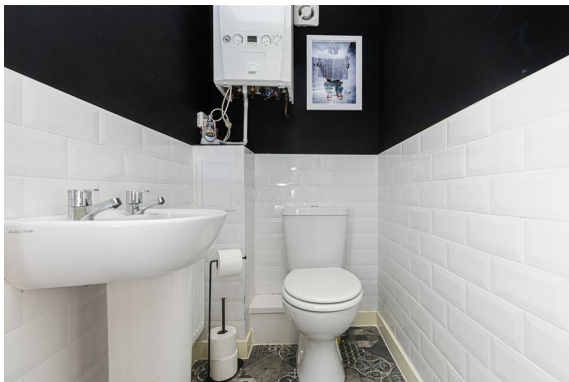


Inner Hallway

The hallway has a ceiling light point, a staircase leading to the first floor landing and access to the following rooms:

Downstairs WC

This room has a white suite comprising a pedestal wash hand basin and a low-level WC. It has vinyl style flooring, appropriate brick style tiling to the walls, a ceiling light point, an extractor fan and a radiator. This Ideal central heating boiler is located in this area.



Haigh Close, Huddersfield,

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Kitchen Diner

This room enjoys an open-plan aspect and has plenty of room for furniture. The kitchen area comprises a range of modern high gloss wall and base cupboards, drawers, roll-edge worktops and a composite sink with a hose style tap. Integrated appliances include an oven and hob with overlying extractor fan, and a dishwasher. There are brick style tiled surrounds, laminate flooring, a radiator and ceiling downlighting. Two Velux window provide natural light and French uPVC doors give access to the rear garden. There is a utility area with working surfaces and plumbing for an automatic washing machine. It also has space for a freestanding fridge freezer and space for a dryer.



Side Entrance

An archway leads through to the side entrance, where there is a uPVC door with a double-glazed insert. There is ceiling downlighting and plenty of room for storing coats and shoes.

First Floor Landing

From the inner hallway, a staircase gives access to the first floor landing, where there is a ceiling light point, a radiator and access to the following rooms:



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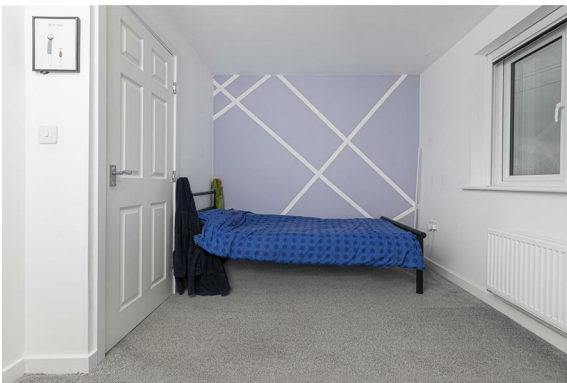
Bedroom Two

This double bedroom is positioned at the front of the property and has two uPVC double-glazed windows. It has a ceiling light point, a radiator and plenty of space for furniture.



Bedroom Three

This double bedroom has a pleasant outlook over the rear elevation towards Emley Moor Mast via a uPVC double-glazed window. There is a ceiling light point and a radiator.



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House Bathroom

The bathroom has a modern white suite comprising a panelled bath with a glass splash screen and a Mira electric shower over, a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, vinyl style flooring, an extractor fan, a ceiling downlight point and a radiator. Natural light comes from the side elevation via a uPVC double-glazed window.



Second Floor Landing

From the first floor landing, a staircase rises to the second floor landing, where there is a useful storage cupboard with shelving. There are two ceiling light points and access to loft space.

Bedroom One

The good-sized master bedroom has three Velux windows, ceiling downlighting and a radiator. It has a wardrobe with shelving and hanging rails.



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External Details

At the front of the property, there is a tarmacked driveway providing off-road parking and a useful timber shed. A flagged pathway leads to the front door and continues along the side of the property. At the rear of the property, there is a fenced and lawned area with a stone patio, perfect for outdoor entertaining. There are outside power points, light points and a water point. The rear garden has lovely views towards Emley Moor Mast.



Tenure

The vendor has informed us the property is Freehold.

Haigh Close, Huddersfield, Directions

