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ESTATE AGENTS

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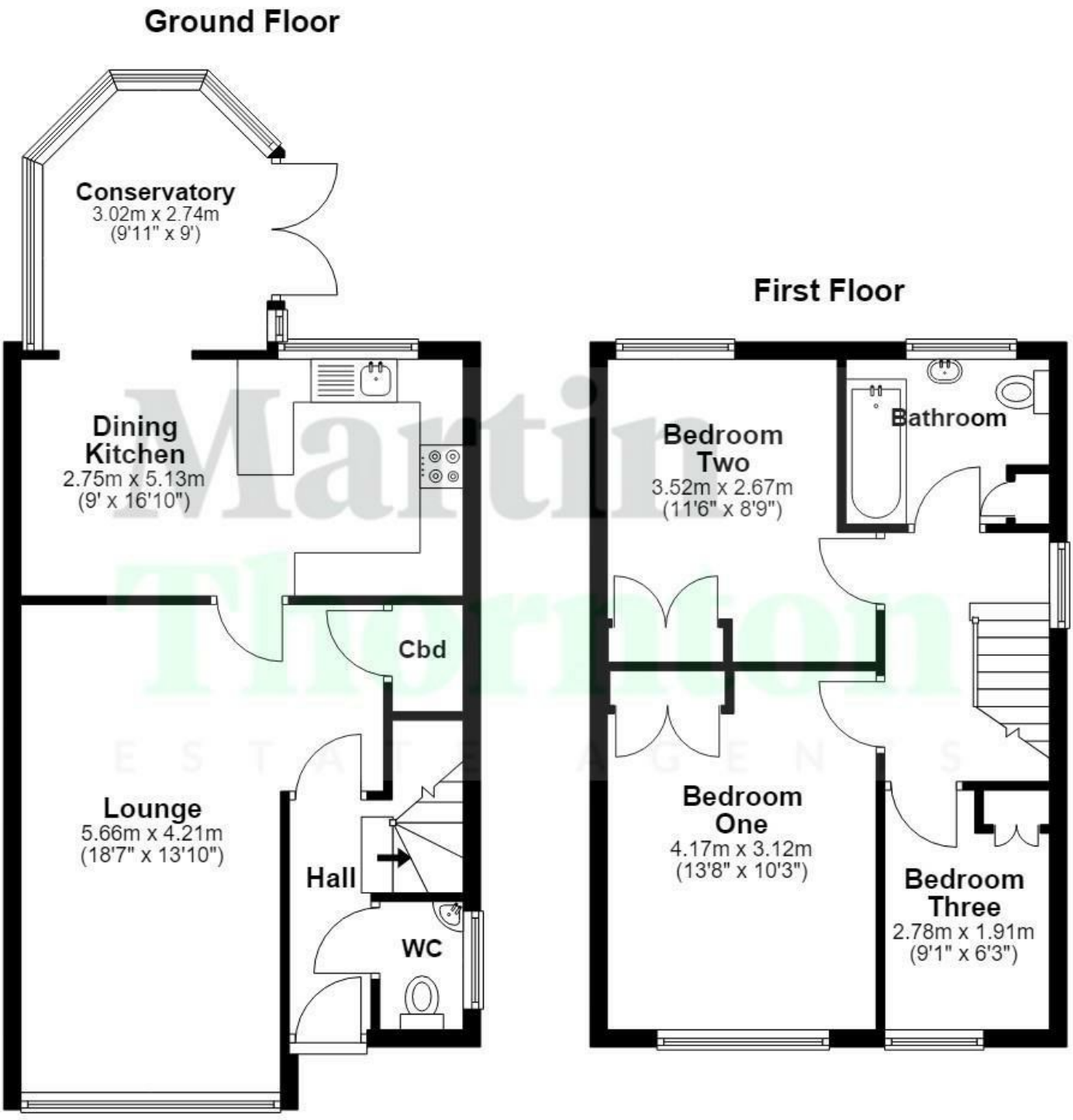
Sandmoor Drive, Lindley
Huddersfield,

Offers in the region of £280,000

This three-bedroom semi-detached home enjoys a lovely, private cul-de-sac position within walking distance of Lindley Village with its various amenities, and nearby recommended schooling. It has good commuter access to the M62 motorway network, serving Leeds and Manchester City Centres. The accommodation comprises an entrance hall, downstairs WC, living room, kitchen diner and conservatory. On the first floor, there are three bedrooms 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 driveway providing off-road parking for several vehicles and access to a single garage, along with a lawn. At the rear, there is the aforementioned garage with inspection pit and an enclosed rear garden, perfect for outdoor entertaining.

Sandmoor Drive, Lindley
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Floorplan



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Details

Entrance Hall
A uPVC door with a double-glazed insert opens to the entrance hall, where there is coving to the ceiling, a ceiling light point and a radiator. Access can be gained to the following rooms:

Downstairs WC
The white suite comprises a low-level WC and a wall-hung hand basin with a contemporary style twin taps. There is a central ceiling light point, vinyl style flooring and a radiator. A uPVC double-glazed window allows natural light from the side elevation.

Living Room
A timber door leads into the living room, which is positioned at the front of the property and has a lovely outlook via a uPVC double-glazed window. It has coving to the ceiling and a central ceiling light point. The focal point of the room is a gas fire set to a marble hearth with a timber surround. There is a useful under stairs storage cupboard, perfect for storing shoes and coats, etc. A timber door leads into the kitchen diner.



Kitchen Diner
The kitchen area has a range of wall and base cupboards, drawers, roll-edge worktops and an inset composite one-and-a-half bowl sink unit. Integrated appliances include an oven and a four-ring gas hob with a filter hood above. There is space for a freestanding fridge and space for a dishwasher and washing machine. A uPVC double-glazed window provides natural light from the rear elevation. The floor is tiled, which continues into the dining area. This has a ceiling light point, a radiator and an archway leading to the conservatory.





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Details

Conservatory
This room has uPVC double-glazing to three elevations, along with a ceiling central light/fan and a radiator. A set of French doors give access to the rear garden.



First Floor Landing
From the entrance hall, a staircase rises to the first floor landing, where there is a ceiling light point and access to boarded and insulated loft space via a pull-down ladder. Natural light comes from a uPVC double-glazed window to the side elevation.

Bedroom One
This double bedroom is positioned at the front of the property and has a uPVC double-glazed window overlooking the cul-de-sac and beyond. It has a central ceiling light point and useful fitted wardrobes with hanging rails and shelving.



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Bedroom Two
This double bedroom has a uPVC double-glazed window, a central ceiling light point, coving to the ceiling and useful fitted wardrobes with hanging rails and shelving.



Bedroom Three
This bedroom has a uPVC double-glazed window and a useful storage cupboard over the bulkhead with shelving and hanging rails. It has a central ceiling light point and a radiator.



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House Bathroom

The bathroom has a white suite comprising a low-level WC, pedestal hand basin with twin taps and a panelled bath with an overlying mains fed shower. There is vinyl style flooring, appropriate tiling to the walls, a central ceiling light point and a radiator. A uPVC double-glazed window provides natural light and a useful cupboard provides storage for linen and toiletries.



External Details

At the front of the property, a driveway provides off-road parking for several vehicles and there is a lovely lawned garden. The driveway continues down the side of the property and leads to a detached single garage with an up-and-over door, power and light. A timber gate leads to the rear garden, which has a raised patio seating area and a lawn. There is outside security lighting.

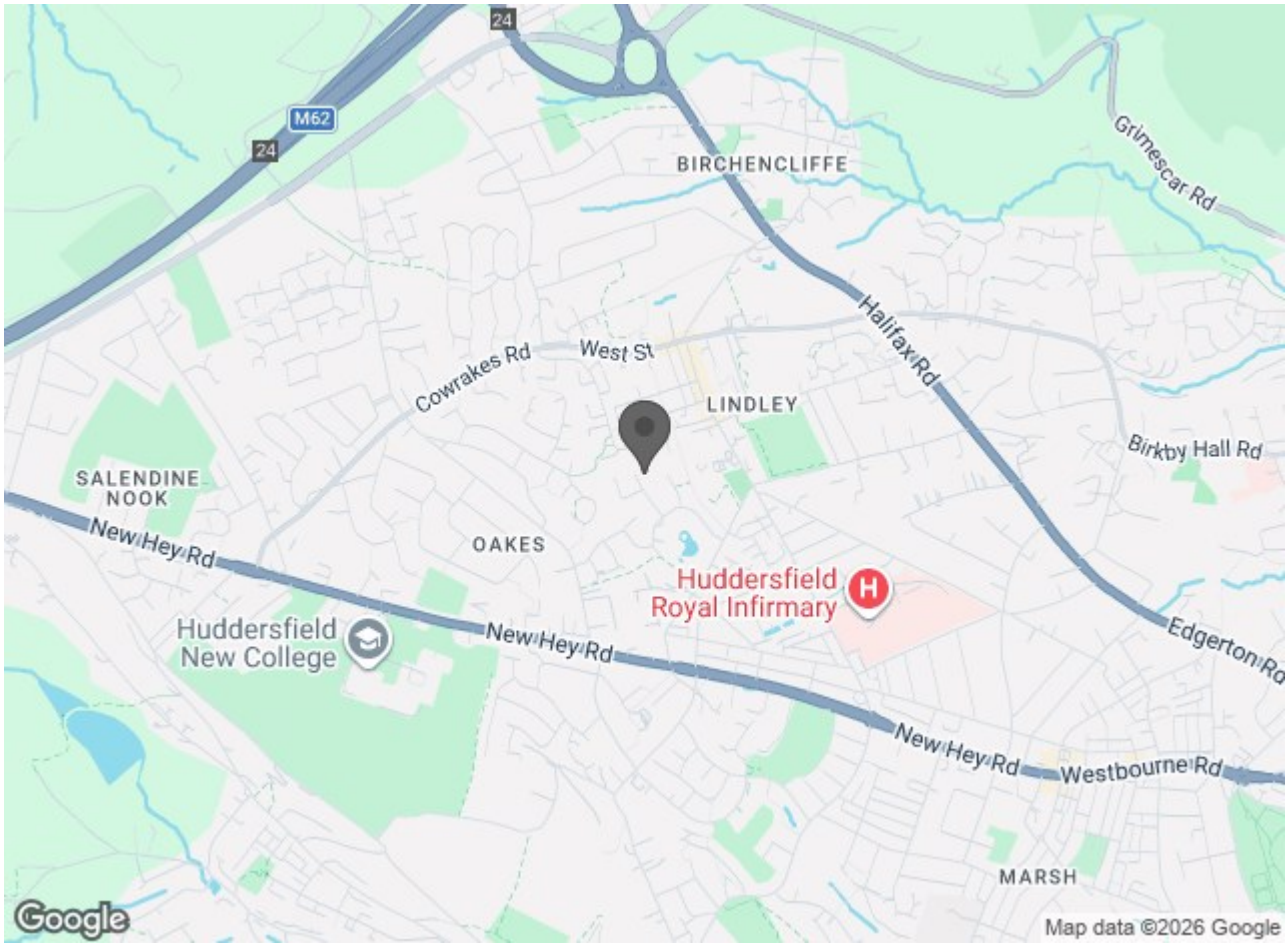


Tenure

The vendor informs us that the property is freehold.

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Directions



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