

44 Dryden Way

Lindley, Huddersfield, HD3 3ZH

A very attractive two bedroom semi detached home in immaculate condition with contemporary fixtures and fittings throughout. The property is tucked away on this modern development close to the heart of Lindley village and convenient for town centre, M62 and Halifax. The accommodation briefly comprises entrance lobby, downstairs wc, lounge dining kitchen, two first floor bedrooms and family bathroom. Off road parking and enclosed private landscaped garden. Available with no onward chain.

O.I.R.O £190,000

44 Dryden Way

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- TWO BEDROOM SEMI-DETACHED HOUSE
- IMMACULATE THROUGHOUT WITH MODERN FIXTURES AND FITTINGS
- INTEGRAL KITCHEN APPLIANCES
- OFF ROAD PARKING AND ATTRACTIVE REAR GARDEN
- CONVENIENT FOR TOWN AND M62
- AVAILABLE WITH NO ONWARD CHAIN

Entrance

WC

4'5" x 4'4" (1.35m x 1.32m)

Lounge

12'11" x 9'7" (3.94m x 2.92m)

Dining Kitchen

14'4" x 8'0" (4.37m x 2.44m)

First Floor Landing

Master Bedroom

14'5" x 10'10" (4.39m x 3.30m)

Bedroom 2

11'6" x 6'6" (3.51m x 1.98m)

Bathroom

7'6" x 6'3" (2.29m x 1.91m)

Garden and Parking

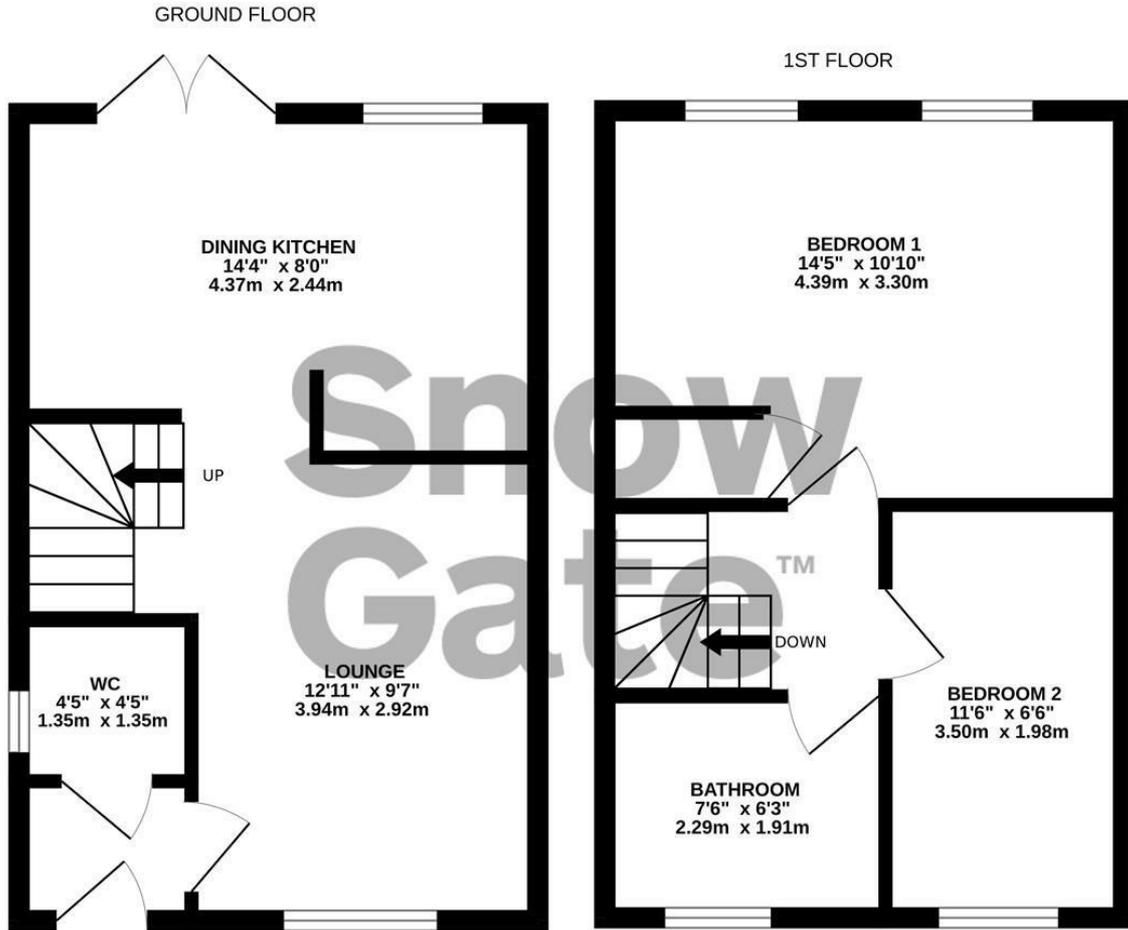


Directions

From Lindley centre, heading away from HRI, take a left off Lidget St onto West St. Continue onto Cowrakes Road and then take a right onto Wadsworth Road. At the end of the street turn left onto Dryden Way.



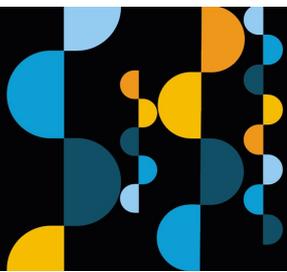
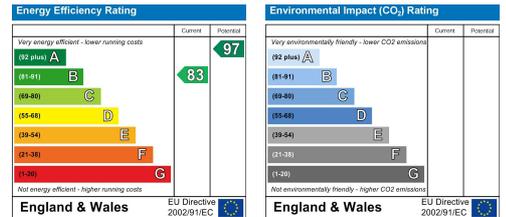
Floor Plan



TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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