Peter David Properties Ltd

Residential Sales and Lettings

26 Warton Avenue

Lindley, Huddersfield, HD3 3ZW

Offers in the region of £255,000

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* A THREE BEDROOM SEMI-DETACHED PROPERTY* IDEAL FAMILY HOME * SOUTH FACING GARDEN * SOUGHT AFTER LOCATION * CLOSE TO LINDLEY VILLAGE *

Peter David Properties are excited to present to the open market this WELL PRESENTED, modern THREE BEDROOM SEMI- DETACHED PROPERTY, ideal for a young and growing family. The property is located on a popular residential development close to Lindley village, offering SUBSTANTIAL accommodation and everything required to suit modern family life. This property boasts a MODERN LUXURY KITCHEN, PRIVATE SOUTH FACING GARDENS, an ALARM SYSTEM and a PRIVATE DRIVEWAY.

The property provides accommodation over three floors and comprises; to the ground floor: an entrance hallway, a lounge, a kitchen/diner, and a downstairs WC. To the first floor the property has ONE DOUBLE bedroom, a single bedroom and a house bathroom and to the second floor there is a large MASTER bedroom with en-suite.

Located within walking distance from Lindley village, it is a perfect spot, with restaurants, bars and a supermarket on your doorstep. Just a short drive from Huddersfield town centre and the M62 network it provides access to the nearby cities of Leeds, Halifax and Manchester and also benefiting from excellent sought after schools nearby.

Viewing is highly recommended!

Ground Floor -

Entrance Hallway

Enter the property through a composite door into the hallway with new grey carpet that flows throughout. Stairs rise to the first floor accommodation. Access to living room.

Living Room

A stylish living room with neutral decor and new grey carpet. Benefiting from a large cupboard providing ample storage and a PVCu window to front aspect. Access to kitchen/diner.

Kitchen/Diner

A luxury kitchen with tiled flooring, laminate work surfaces and cream gloss matching wall and base units. Integrated appliances comprise of: an eye level electric oven, a gas hob, an extractor fan, a fridge freezer and a dishwasher. There is one free standing space with plumbing for a washing machine and ample space for a dining table. PVCu window to rear and french doors lead out to the garden.

Ground Floor WC

Off the kitchen is this useful ground floor WC with tiled flooring. Comprising of: WC, wash basin with tiled splashback and a PVCu frosted window to the side aspect.

First Floor -

Landing

A light and spacious landing with a new grey carpet. Access to two bedrooms and house bathroom. There is also a PVCu window to the side aspect. Stairs rise to second floor accommodation

Bedroom Two
A spacious double bedroom to the rear of the property, benefiting from a PVCu window to rear elevation.

Bedroom Three
A single bedroom with a PVCu window to front elevation.

House Bathroom
A luxury partially tiled modern bathroom with tiled flooring. Comprising of: WC, hand basin, bath with overhead shower and glass screen.

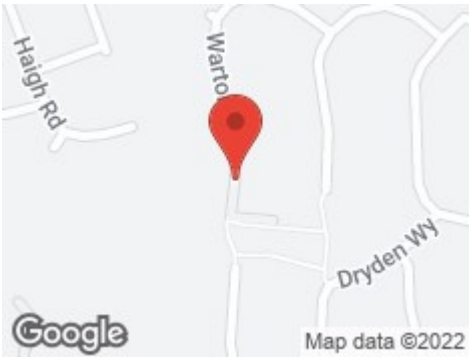
Second Floor -

Master Bedroom
A landing area with a PVCu window to front aspect and stairs rising to the second floor accommodation. A bright and spacious master bedroom suite benefiting from mirrored fitted wardrobes, a new grey carpet and an en-suite. PVCu windows to front and side elevation.

En-Suite
A partially tiled en-suite with tiled flooring. Comprising of: WC, wash basin, and a corner shower with a glass door. Benefiting from a chrome towel rail and a Velux window providing plenty of natural light.

Exterior
To the rear of the property is a South facing private and enclosed garden. There is a paved patio area with steps rising to a large lawn. There is a further decked area to the top of the garden and a useful storage shed. To the front and side is a further lawn and a tarmac driveway with parking for one car.

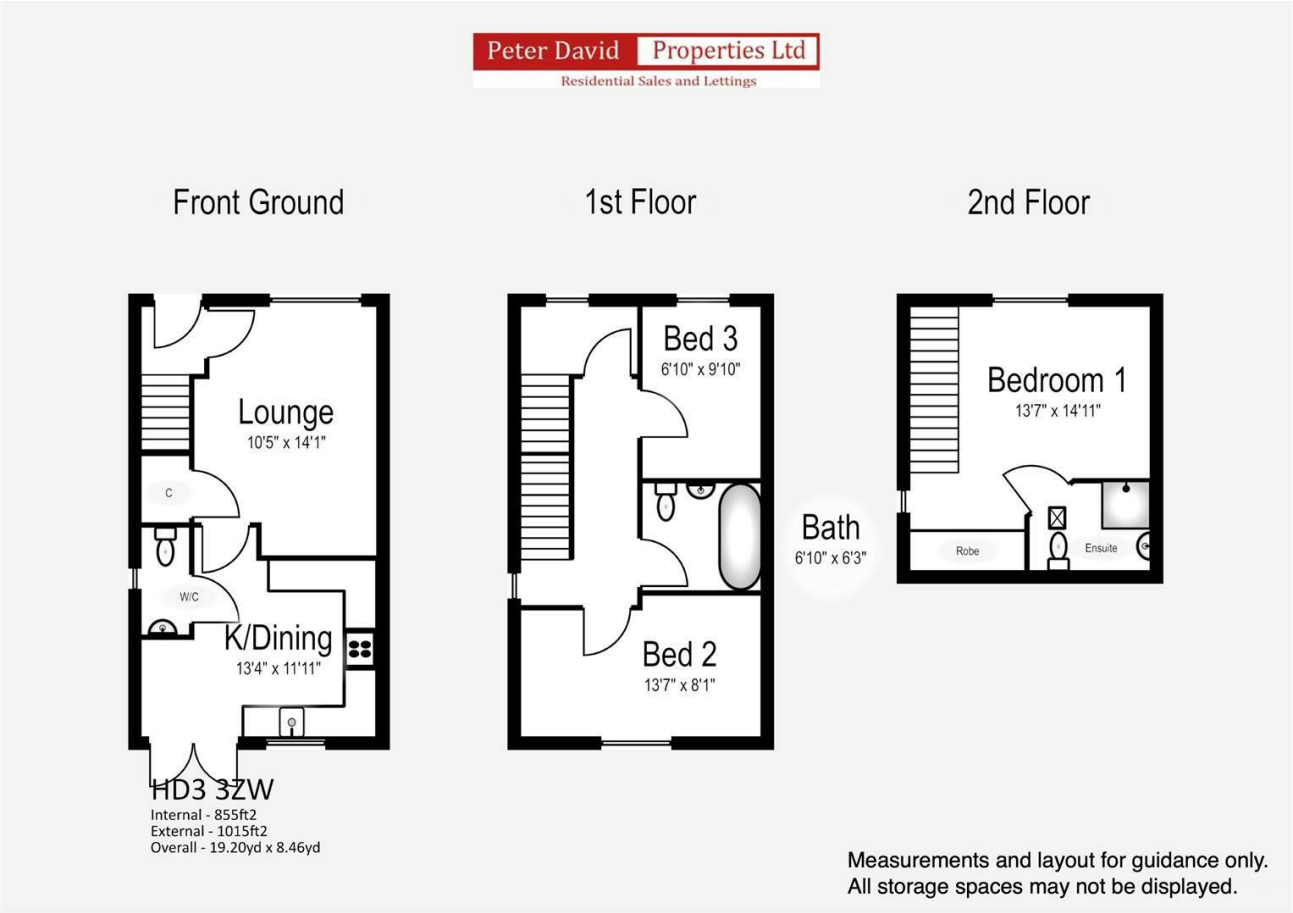
Road Map



Hybrid Map

Terrain Map

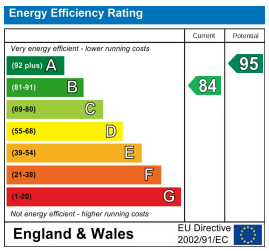
Floor Plan

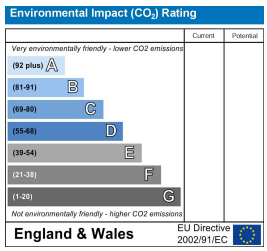


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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