Peter David Properties Ltd

Residential Sales and Lettings

22 Farnlee

Lindley, Huddersfield, HD3 3WL

Offers over £375,000

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Ground floor -

Entrance Hallway
Enter the property via a stylish composite front door into a bright and welcoming entrance hallway. There are PVC frosted glass panels to either side of the door allowing plenty of natural light. The hallway provides access to the dining kitchen, living room, WC and there are stairs rising to the first floor. Bespoke laminate flooring flows throughout and into the WC and dining kitchen.

Ground floor WC
A fully tiled WC with a PVCu privacy window to the front aspect. Comprising of a WC and wash basin.

Dining Kitchen
This stunning, individually designed kitchen features high gloss matching wall and base units, granite work surfaces and a black glass splash back behind the hob. Integrated appliances comprise of a dual oven, a five-ring gas hob, a stylish extractor fan, a dishwasher, a larder fridge and a separate larder freezer. A composite sink with an extending mixer tap is integrated into the work surface in front of the PVCu window with views out into the rear garden and there is also an additional PVCu window to the side aspect along with a PVCu door allowing access to the side of the property. There is two-tier island with integrated drawers and a lower seating area proving a pleasant dining space. The kitchen also benefits from an under-stairs storage cupboard currently used as a pantry. Access through to the living room via an internal oak door.

Living Room
A generous living room with a large PVCu bay window to the front aspect and a PVC door with panels to each side leading into the garden room. A gas fire sits on a marble hearth with a grey wooden surround offering an attractive focal point. A neutral carpet flows throughout.

Garden Room
This garden room offers a fantastic, additional living space and features PVCu windows to both the side and rear and with bi-fold doors across one side. The room benefits from engineered wood flooring and ambient lighting surrounds the featured glass roof.

First floor -

Landing
To the first floor accommodation there is a delightful stairway with balustrade and neutral carpet. The landing provides access to all bedrooms and the house bathroom. There is also access to the partially boarded loft space with a pull down ladder.

Master Bedroom
A spacious double bedroom with a PVCu window to the front elevation and a neutral carpet. The room benefits from fitted wardrobes across one wall, fitted drawers and bedside cabinets.

Bedroom Two
A second double bedroom with a PVCu window to the front aspect and a neutral carpet flows throughout.

Bedroom Three
A third double bedroom with a PVCu window to the rear aspect and a neutral carpet.

Bedroom Four
A spacious single bedroom with a PVCu window to the rear aspect.

Bathroom
A luxurious, modern, fully tiled house bathroom benefiting from ceramic tiled flooring and comprising; a concealed cistern WC, a hand basin and a double shower with glass screen with a dual functioning waterfall shower with handheld unit. Also featuring an illuminated wall mirror, chrome towel rail and a PVCu privacy window to the rear elevation.

Garage
A single garage with up and over door.

Exterior
To the front there is a pleasant lawn and a driveway leading to the attached, single garage. To the rear the property offers an excellent degree of privacy in this beautiful, enclosed garden which is predominantly lawned with surrounding

beds with mature shrubs and perennial plants. Located adjacent to the garden room, accessed from the bi fold doors is a raised patio area, which is perfect for relaxing in and catching the late evening sun. There is also access to the back of the garage via an external door, which houses a useful utility area providing plumbing for a washing machine, space for an additional appliance and a composite sink and drainer. The garage also benefits from electrics , lighting taps to both front and rear and has an up-and-over door.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

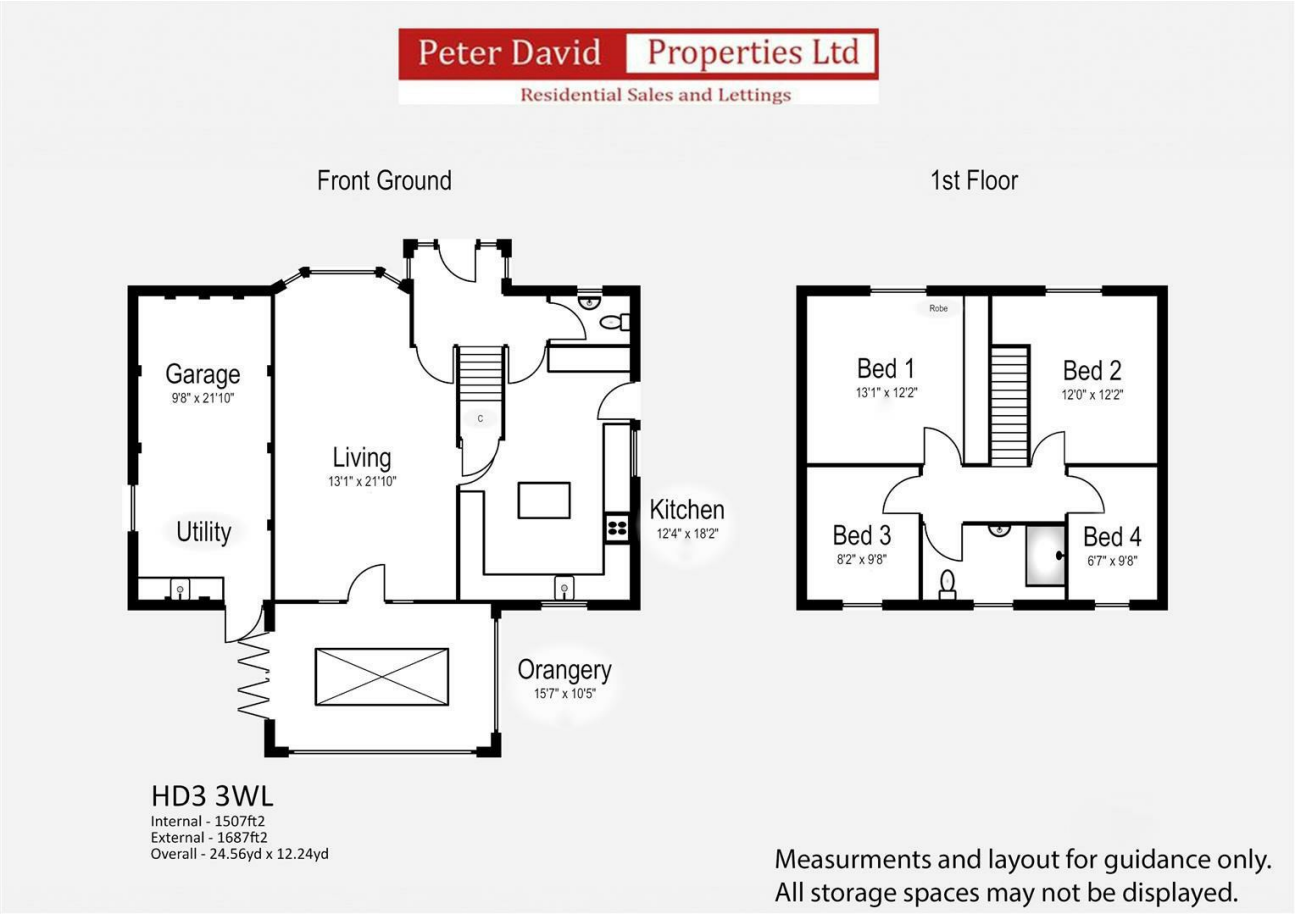
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

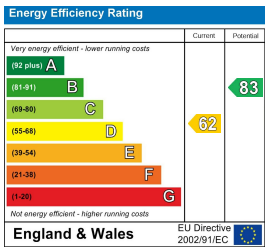
Floor Plan

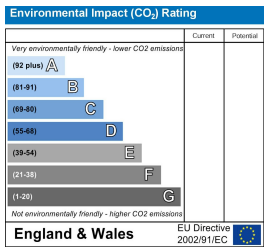


Viewing

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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