



58 Haigh Road

Lindley, Huddersfield, HD3 2AE

Offers in the region of £360,000



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Entrance Hallway

Enter this property via a composite door into the hallway with hi-gloss grey tiled flooring. Access to groundfloor WC, living room, kitchen/diner and a useful understairs storage cupboard. Carpeted stairs rise to the first floor accommodation.

Living Room

To the front of the property is the living room with a neutral carpet. PVCu window to front aspect.

Kitchen/Diner

To the rear of the property is this luxury kitchen/diner with hi-gloss tiled flooring, matching wall and base units and quartz worksurfaces. Integrated appliances comprise of: a double electric oven, a gas hob with quartz splashback, an extractor, a dishwasher, a fridge/freezer and a 1.5 inset stainless steel sink under a PVCu window overlooking the rear garden. There is ample space for a family dining table with PVCu patio doors leading out to the rear garden. A door leads through to the utility room.

Utility

A useful utility with matching wall and base units, quartz worksurfaces and a wine cooler. There is one free standing space for an appliance, with plumbing for a washing machine and a walk in storage cupboard. A composite door leads out to the side of the property.

Groundfloor WC

A useful groundfloor WC, with hi-gloss tiled flooring and comprising of: a WC and a corner wash basin with tiled splashback.

Landing

Carpeted stairs rise to the first floor accommodation. Access to all bedrooms and house bathroom.

Master Bedroom

To the front of the property is this spacious master bedroom. Access to the en-suite. PVCu window to front aspect.

En-Suite

A partially tiled modern en-suite with laminate flooring. Comprising of a WC, a wash basin and a corner shower unit with glass sliding doors and a WiFi button enabled shower. Benefitting from a ceramic towel rail, an illuminated mirror and an extractor. PVCu privacy window to side elevation.

Bedroom Two

To the rear a second double bedroom with PVCu window to rear aspect.

Bedroom Three

A third double bedroom with PVCu window to rear elevation.

House Bathroom

A fully tiled house bathroom with laminate flooring. Comprising of a WC, a wash basin, a bath with overhead shower, a hand held shower attachment and glass screen. Benefitting from a ceramic towel rail and illuminated mirror.

Exterior

To the rear of the property is a private and enclosed landscaped garden with an Indian Stone patio area and an artificial lawn with herbaceous borders. Access down the side to the front of the property, which has an extended driveway now offering off-road parking for 3/4 cars. A paved pathway with lawns to either side leads to the front door. There is a spacious detached garage with electric doors and lighting.



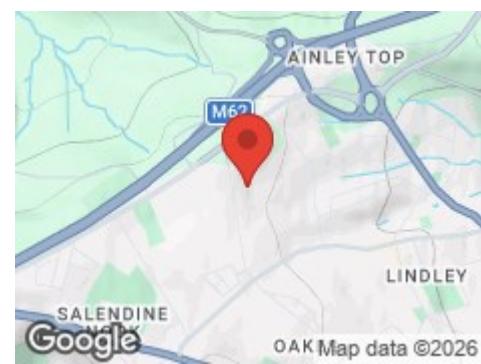
Road Map



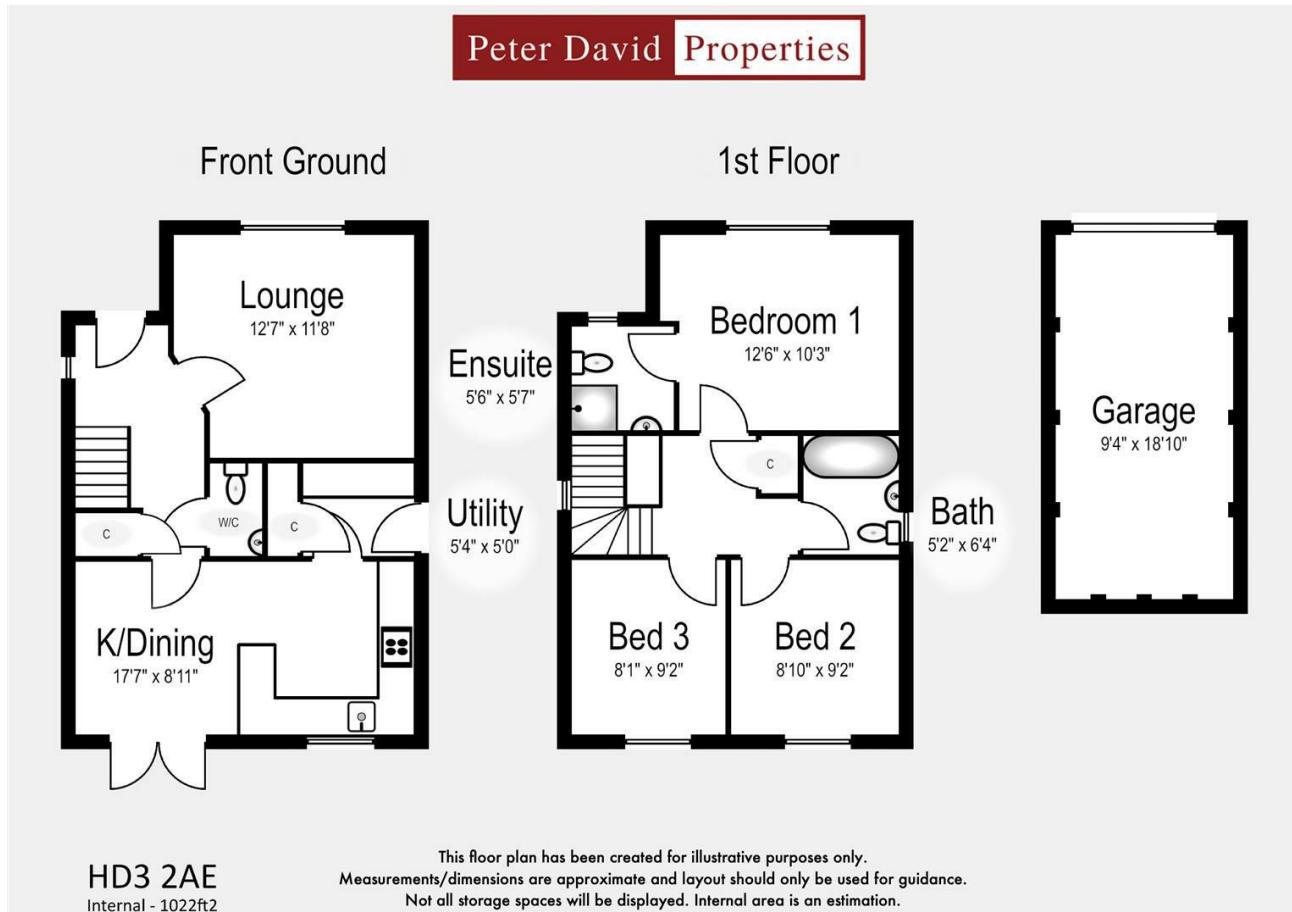
Hybrid Map



Terrain Map



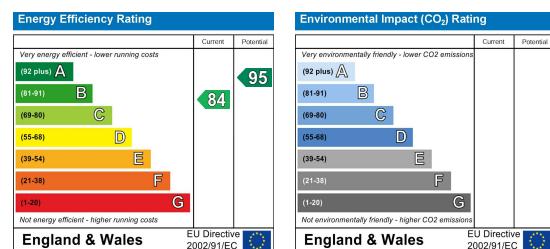
Floor Plan



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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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