



29 Le Marchant Avenue, Lindley, Huddersfield, HD3 3DF

£425,000

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Located in the highly desirable Le Marchant area of Lindley, is this substantial 4 bedroom semi-detached property. Situated on a most spacious plot with manicured gardens, the property boasts 4 good sized bedrooms and would make an ideal purchase for those with a young and growing family. Being equidistant to J.23 & J.24 of the M62 motorway network, the property is ideal for those wishing to commute to the major trading centres of West Yorkshire and East Lancashire and is also close to bus routes with access to both Huddersfield and Halifax.

Conveniently positioned, the property has access to well regarded local schools, a good range of amenities within Lindley village and Huddersfield Royal Infirmary.

Having a most spacious boarded loft, the property does provide scope for a dormer extension (subject to local authority approvals). Currently providing gas fired central heating and uPVC double glazing, the property displays features one would normally expect from a property of this era, such as feature fireplaces, deep sunk skirting boards and leaded/stained glass features. Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.









## GROUND FLOOR:

Enter the property via a covered entrance with a timber entrance door which has leaded and stained glass panels.

### Entrance Hall

Having a magnificent balustrade staircase with oak newel post. The entrance hall also has a central heating radiator and built-in under stairs storage cupboard.

### Lounge

15'1" x 14'1" plus bay window (4.60m x 4.29m plus bay window)

With a uPVC double glazed and leaded bay window to the front, deep sunk skirting boards, picture rail, heavy ceiling coving, central heating radiator and a gas and coal effect living flame fire set on to a marble hearth and backdrop, with timber fire surround and mantel.

### Dining Room

15'0" x 13'10" (4.57m x 4.22m)

Peacefully situated to the rear of the property, having deep sunk skirting boards, picture rail, heavy ceiling coving and an ornate centre ceiling rose. There are two wall light points, a

central heating radiator and a gas and coal effect living flame fire set on to a marble hearth and backdrop, with oak fire surround and mantel, with bevel edged over mantel mirror.

### Kitchen

16'6" x 11'1" max (5.03m x 3.38m max)

A most spacious breakfast kitchen, having a range of modern wall and base units with laminated work surfaces and part tiling to the walls. There are a range of integrated appliances including a 5 ring gas burner hob, built-in double oven and grill, overhead extractor fan and light, integral fridge and dishwasher, 1.5 bowl asterite sink unit with mixer taps and side drainer, sunken low voltage lighting, a central heating radiator, 2 uPVC double glazed windows and a side access door.

### Utility Room

4'10" x 4'1" (1.47m x 1.24m)

Having space and plumbing for a washing machine, together with power and light points.

### Cloakroom/WC

Being part tiled to the walls and furnished with a 2 piece suite comprising of a low flush WC and pedestal wash basin. There is also a uPVC double glazed window.





## FIRST FLOOR:

### Landing

With deep sunk skirting boards, ornate ceiling rose, a uPVC double glazed window and loft access with retractable ladder.

### Bedroom 1

15'2" x 14'0" (4.62m x 4.27m)

Situated to the front of the property with a magnificent Victorian style cast iron fireplace, with complementary tiling. There is a central heating radiator and uPVC double glazed window.

### Bedroom 2

15'0" x 14'0" (4.57m x 4.27m)

A spacious double bedroom positioned to the rear of the property, having fitted 5 door wardrobes with hanging and shelving facilities, overhead store cupboards, vanity wash basin with cupboards beneath, a central heating radiator and uPVC double glazed window.

### Bedroom 3

10'5" x 7'10" (3.18m x 2.39m)

Situated to the rear of the property, having a central heating radiator, uPVC double glazed window, ceiling coving and picture rail décor.

### Bedroom 4

9'3" x 8'0" (2.82m x 2.44m)

Situated to the front of the property, having ceiling coving, picture rail décor, central heating radiator and a uPVC double glazed window.

### Separate WC

Fitted with a low flush WC and uPVC double glazed window.

### Bathroom

Furnished with a 3 piece white suite incorporating a pedestal wash basin, corner bath and fully tiled shower cubicle which houses the Mira shower. There is sunken low voltage lighting, a uPVC double glazed window, central heating radiator, part tiled walls and built-in linen cupboards.

### LOFT:

A most spacious boarded loft which provides an ideal opportunity to extend the living accommodation by way of a second floor conversion (subject to local authority approval).

### OUTSIDE:

To the front of the property there are well maintained mature gardens, which are predominantly lawned with flowerbeds and bushes. To the rear there are most spacious gardens, with a

shaped flagged patio, generous lawns with mature borders of flowers, bushes, shrubs and trees. There is a tarmacadam side driveway which provides ample off road parking and in turn leads to the detached garage.

### Garage

With up and over door, power and light points.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield via New North Road and proceed straight ahead at the traffic lights into Edgerton Road. After a short distance turn left into Hungerford Road and proceed to the cross roads. Here turn left into Thornhill Road and then right into Thornhill Avenue. Le Marchant Avenue can be found as a turning on the right. The subject property will be found towards the end of the road, on the left hand side.

### TENURE:

Leasehold - 999 years from 1 May 1926

Rent : £4 4s 6d

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

### COUNCIL TAX BAND:

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### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

Please call our office to book a viewing: 01484 530361.

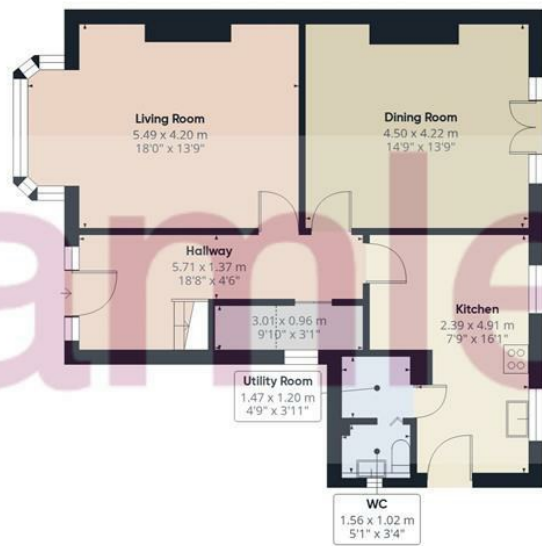












Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

138.3 m<sup>2</sup>  
1488 ft<sup>2</sup>

(1) Excluding balconies and terraces

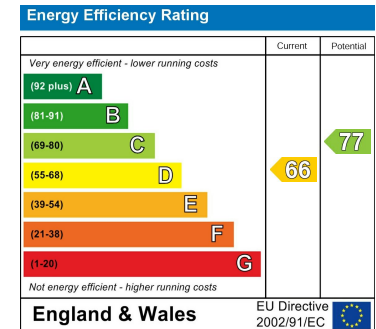
Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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