



25 Farriers Way, Lindley, HD3

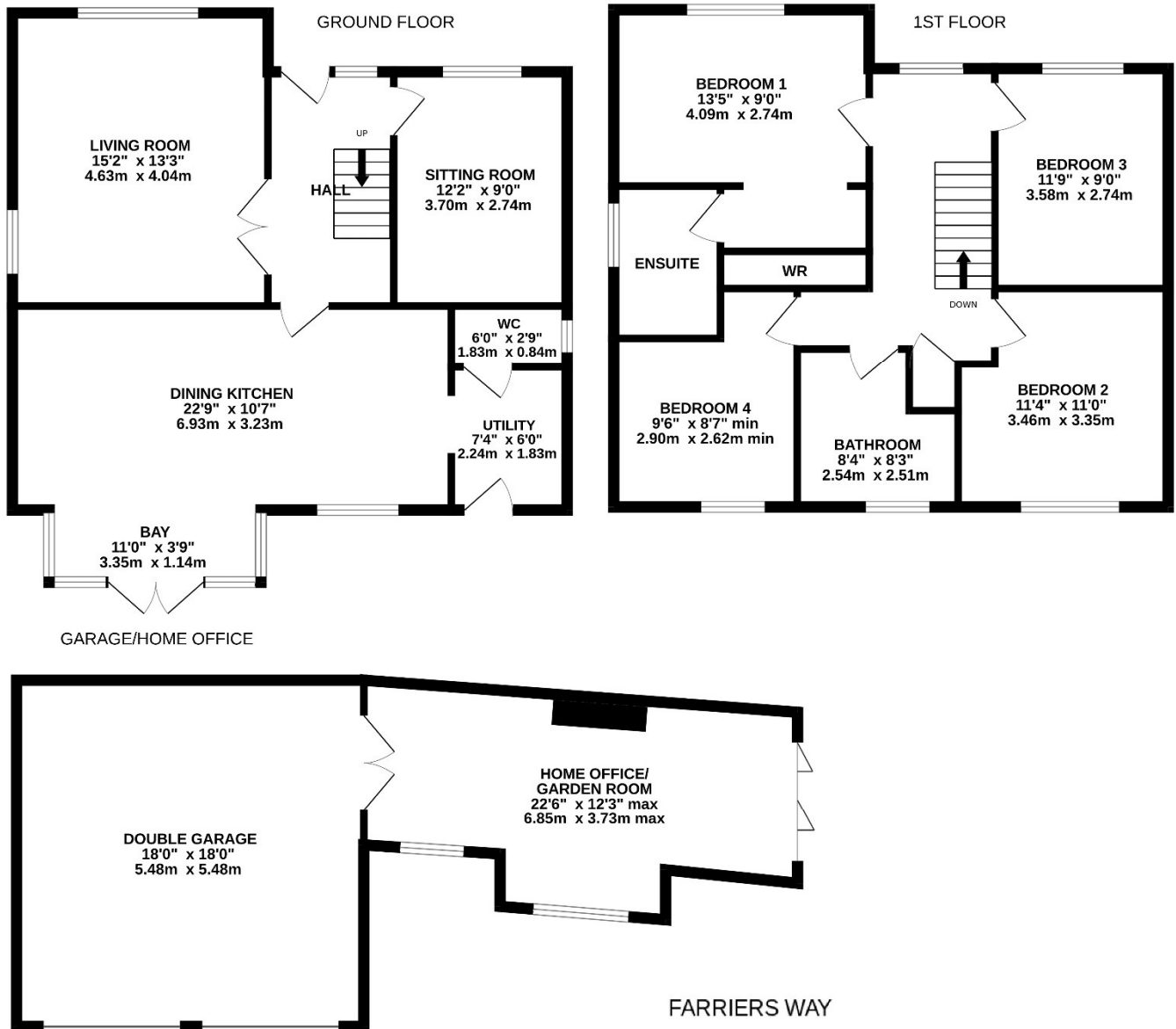
PROPERTY DESCRIPTION

TUCKED AWAY IN THE CORNER OF A SMALL CUL-DE-SAC IS THIS IMPRESSIVE DOUBLE FRONTED STONE BUILT DETACHED HOUSE WITH NUMEROUS EXTRAS PROVIDING A BEAUTIFULLY PRESENTED AND WELL-APPOINTED FAMILY HOME WHICH COMES COMPLETE WITH A DETACHED DOUBLE GARAGE WITH LARGE ATTACHED HOME OFFICE/ GARDEN ROOM, THERE ARE LANDSCAPED GARDENS AND OFF-ROAD PARKING FOR FOUR CARS.

The property is situated within this well regarded and sought after residential area close to good local schools, shops, restaurants, bars and accessible for junctions 23 and 24 of the M62 motorway linking East Lancashire to West Yorkshire.

Briefly comprising to the ground floor: entrance hall with beautiful glass panelled staircase, living room, dining kitchen with large island unit, quartz worksurfaces and numerous integrated appliances, utility room, downstairs w.c. and sitting room. First floor landing leading to four bedrooms with master ensuite and family bathroom.

Offers around £545,000



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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ENTRANCE HALL

A composite panelled and sealed unit double glazed door opens into the entrance hall, this has inset LED downlighters, chrome central heating radiator, there is Amtico herringbone wood effect flooring and to one side there is a lovely feature glass panelled staircase which rises to the first floor.

From the hallway access can be gained to the following rooms:-



LIVING ROOM 15'2 x 13'3

This comfortable and well-proportioned principal reception room is approached through twin timber and bevelled glass doors, there are PVCu double glazed windows to both front and side elevations providing plenty of natural light, there is a ceiling light point, inset LED downlighters, and two central heating radiators.



SITTING ROOM 12'2 x 9'0

This is situated adjacent to the living room and at present is utilised as a playroom, there is a PVCu double glazed window looking out over the front garden, inset LED downlighters, central heating radiator and wood effect flooring.



DINING KITCHEN 22'9 x 10'7

Once again as the dimensions indicate this is a generously proportioned room which has a walk-in bay measuring 11'3 x 3'9. This has PVCu double glazed windows which are floor to ceiling in height together with French doors opening out on to the garden. In addition, there is a PVCu double glazed window adjacent to the bay, inset LED downlighters, ceiling light point, central heating radiator, herringbone wood effect Amtico flooring, to one end of the room there is a media wall with space for a recessed flat screen tv and sound bar, in addition there are a number of display niches each with an LED downlighter.

The kitchen is fitted with a range of "Mink" gloss handleless base and wall cupboards, drawers, these are complimented by contrasting overlying quartz worktops with matching splashbacks, there is an inset one and a half bowl Franke sink with chrome monobloc tap, Zanussi four ring induction hob with stainless steel and curved glass extractor hood over, Zanussi stainless steel electric double oven, wine cooler, integrated dishwasher, integrated fridge, integrated freezer and with concealed lighting beneath the wall cupboards and base units. There is a large island unit which has a base of split faced tiles complimented by an overlying quartz work surface which extends to form a breakfast bar to seat 8. At the other end of the room there is an archway giving access to a utility room.







UTILITY ROOM 7'4 x 6'0

This has a composite panelled and double-glazed door leading to the rear garden, there is a ceiling light point, door giving access to a downstairs w.c., antico wood effect herringbone flooring and with base and wall cupboards matching those of the kitchen which are once again complimented by quartz worktops with matching splashbacks. And central heating radiator.

DOWNSTAIRS W.C. 6'2 x 9'0

With a frosted PVCu double glazed window, ceiling light point, floor to ceiling tiled walls, inset mirror, antico herringbone wood effect flooring, central heating radiator and fitted with a suite comprising; wall hung hand wash basin with chrome monobloc tap and low flush w.c.

FIRST FLOOR LANDING

With a glass panelled balustrade, inset LED downlighters, PVCu double glazed window, central heating radiator and cylinder cupboard. From the landing access can be gained to the following rooms:-



BEDROOM ONE 13'5 x 9'0

With a PVCu double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator, and to one side an archway gives access to a bank of fitted mirror fronted floor to ceiling wardrobes with a door to one side leading to an ensuite shower room.



BEDROOM ONE ENSUITE SHOWER ROOM 7'8 x 5'6

With a frosted PVCu double glazed window, inset LED downlighters, floor to ceiling tiled walls, tiled floor, central heating radiator and fitted with a suite comprising; pedestal wash basin with chrome monobloc tap, low flush w.c. and large shower cubicle with fixed shower rose.



BEDROOM TWO 11'4 x 11'0

With a PVCu double glazed window looking out over the rear garden and with views beyond stretching across to Grimescar Woods and beyond. There is a ceiling light point, central heating radiator and wood effect laminate flooring.



BEDROOM THREE 11'9 x 9'0

This is situated adjacent to bedroom one and has a PVCu double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator and wood effect laminate flooring.



BEDROOM FOUR 9'6 x 8'9 minimum

This is situated adjacent to bedroom two and once again enjoys views over the rear garden and across to Grimescar Woods and beyond. There is a ceiling light point, central heating radiator.



BATHROOM 8'4 x 8'3

With a frosted PVCu double glazed window, floor to ceiling tiled walls, tiled floor, inset mirrors, shaver socket, chrome ladder style heated towel rail and fitted with a suite comprising; panelled bath with chrome monobloc tap, pedestal wash basin with chrome monobloc tap, low flush w.c. and shower cubicle with bi-fold door and fixed shower rose.



EXTERNAL

A herringbone block paved driveway runs across the front of the house and provides off road parking for four cars and this in turn leads to a detached double garage.

Garage measures 18'0 x 18'0 with two electric up and over doors, there are two ceiling light points, four wall light points and a loft hatch with a fold down timber ladder leading to some useful storage in the roof space. To one side PVCu double glazed French doors open into a large home office/ garden room.

Home office/ garden room measures 22'6 x 12'3. This has PVCu double glazed windows to the front elevation, bi-fold doors to the side and two Velux double glazed windows all of which provide an abundance of natural light. There is Amtico herringbone wood effect flooring and chimney breast with a contemporary flame effect electric fire and above this there is a recess for a flat screen TV and sound bar.

GARDENS

To the front of the property there is a shaped lawned garden with central flagged pathway with blue slate gravelled border leading to the front door. Between the house and the home office there is a timber gate opening on to a flagged patio and gravelled area, there are two external wall light points to the side of the home office. The rear garden has outside power, outside cold water tap and has a flagged patio areas, timber decking, gravelled pathway, planted blue slate chipping borders, lawn and children's play area with bark chippings. To the far side of the house there is a small garden store.







ADDITIONAL INFORMATION

CENTRAL HEATING

The property has a gas central heating system.

DOUBLE GLAZING

The property has PVCu double glazing.

TENURE

The property is Freehold.

COUNCIL TAX

The property under COUNCIL TAX BAND F

DIRECTIONS

Proceed out of Huddersfield proceed along Halifax Road until reaching the roundabout by The Cedar Court Hotel. At the roundabout take the second exit on to Lindley Moor Road, at the Traffic lights turn left on to Crosland Road. Continue down Crosland Road where Farriers Way will eventually found on the right-hand side.

VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

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Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm

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Saturday - 9:00 to 16:00

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