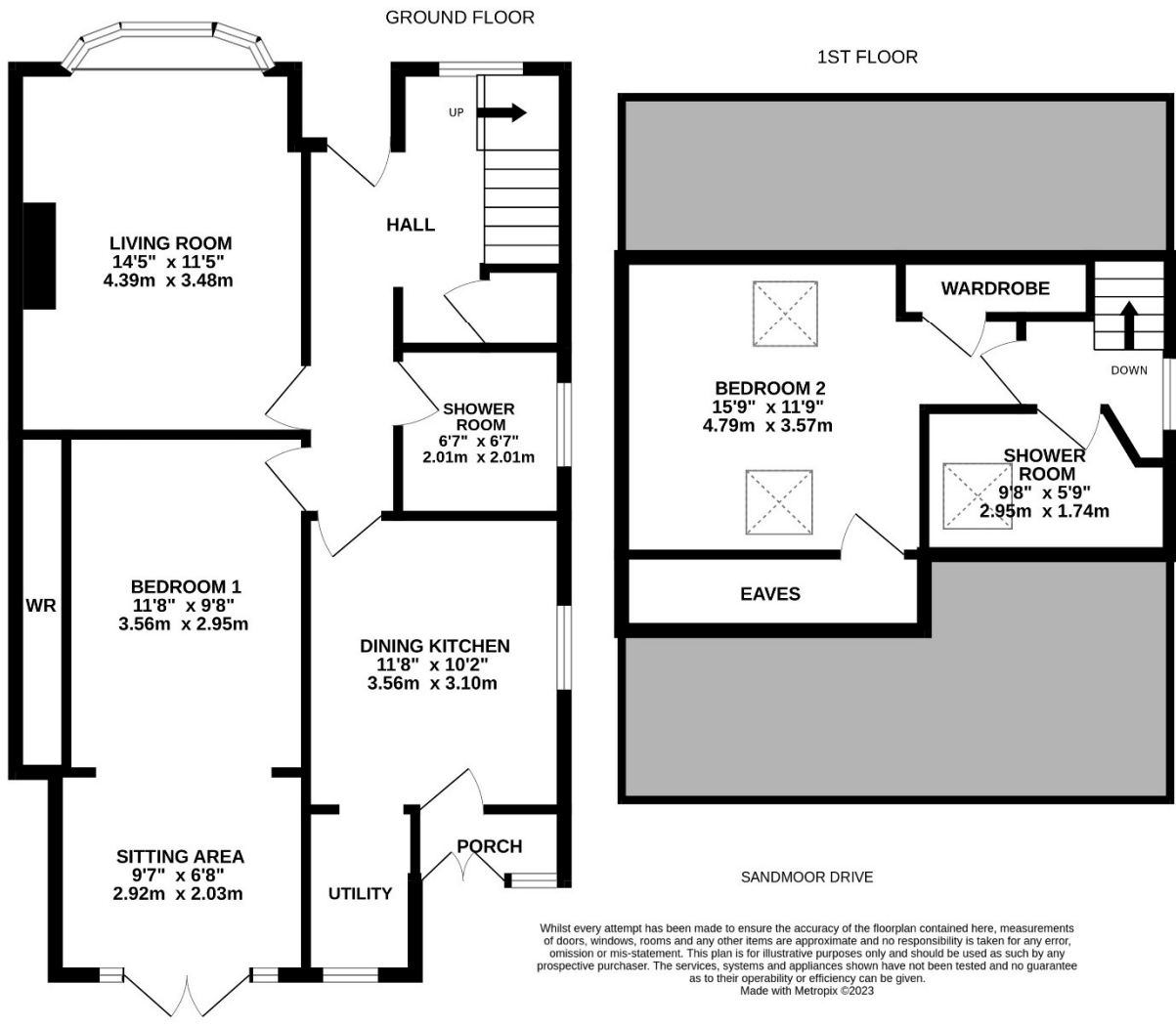




8 Sandmoor Drive, Lindley, Huddersfield, HD3 3WF



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.
Made with Metropix ©2023

PROPERTY DESCRIPTION

An attractively presented well-appointed semi-detached bungalow with two double bedrooms and two shower rooms to both ground and first floor. The property has been extended to provide comfortable and well-proportioned living space with gas central heating, uPVC double glazing and security alarm. Briefly comprising to the ground floor spacious entrance hall, living room, dining kitchen, utility, double bedroom with sitting area and a bank of fitted floor to ceiling wardrobes and shower room.

Externally there is a double width driveway immediately to the front of the bungalow, with the driveway continuing down the left-hand side and leading to a detached concrete sectional garage. The gardens are laid out to both front and rear being lawned to the front and low maintenance enclosed flagged garden at the rear. The property is located within this ever popular and desirable residential area in close proximity to Lindley's varied amenities including shops, restaurants and bars as well as being just a short drive from Junction 24 of the M62.

Offers Around £295,000

GROUND FLOOR

Comprises a composite panelled and frosted double glazed door opens into a spacious entrance hall. This has a ceiling light point, inset LED downlighters, central heating radiator, PVCu double glazed window and to one side a spindle staircase rises to the first floor with useful storage cupboard beneath which houses a wall mounted Vaillant gas fired central heating boiler. From the hallway access can be gained to the following rooms: -

LIVING ROOM

Measurements- 14'5" x 11'5"

A comfortable reception room which has PVCu double glazed splay bay window looking out over the front garden, there is a ceiling light point, ceiling coving, central heating radiator and chimney breast.



DINING KITCHEN

Measurements- 11'8" x 10'2"

This is situated to the rear of the property and has a PVCu double glazed window to the side elevation, PVCu and sealed unit double glazed door leading to a rear porch, there are inset LED downlights, central heating radiator and fitted with a range of cream gloss base and wall cupboards, draws, these are complimented by contrasting overlying worktops with tile splashbacks, there is an inset single drainer stainless steel sink with chrome monobloc tap, four ring stainless steel Bosch gas hob with stainless steel and curved glass extractor hood over and stainless steel Bosch electric fan assisted oven beneath, integrated dishwasher, integrated fridge, integrated freezer and to the far end an archway gives access to a utility area.



UTILITY

Measurements- 6'8" x 4'3"

With PVCu double glazed window looking out over the rear garden, ceiling light point, central heating radiator and with work top having undercounter space for (washing machine to remain) and tumble dryer.

BEDROOM ONE

Measurements- 11'8" x 9'8"

A double room with ceiling light point, ceiling coving, central heating radiator and a bank of fitted floor to ceiling part mirror fronted sliding door wardrobes. At the far end of the bedroom there is a sitting area which measures 6'8 x 9'7, this has ceiling light point, ceiling coving, central heating radiator, PVCu double glazed windows and central French doors which open out onto the rear garden.



SHOWER ROOM

Measurements- 6'7" x 6'7"

With a frosted uPVC double glazed window, inset LED downlighters, floor to ceiling tiled walls, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush W.C with concealed cistern and shower cubicle with Mira advanced electric shower fitting.



FIRST FLOOR

LANDING

With ceiling light point, PVCu double glazed window to the gable and providing access to the following: -

BEDROOM TWO

Measurements- 15'9" x 11'9"

A double room with pitched ceiling having inset LED downlighters, two Velux double glazed windows, wardrobe with fitted hanging rail and access to a useful eaves storage area which measures 11'6 x 3'0.



SHOWER ROOM

Measurements- 9'8" x 3'9"

With a Velux double glazed window, chrome ladder style heated towel rail and fitted with a suite comprising wall hung hand wash basin with chrome monobloc tap and tile splashback, low flush W.C and large shower cubicle with a Mira chrome shower fitting.



EXTERNAL

PARKING

Immediately in front of the property there is a double width tarmac driveway which provides off-road parking for two cars, a single width tarmac driveway leads down the left-hand side of the bungalow giving access to a detached concrete sectional garage.

GARAGE

Measurements- 15'9" x 8'3"

With an up and over door, light, power and a uPVC double glazed window.

GARDEN

To the front of the property there is lawned garden bordered by flowers, flagged pathway and the foot of the driveway between the property and garage there is a wrought iron hand gate opening onto a low maintenance predominately flagged rear garden with planted flowers and shrubs, outside cold-water tap, outside power point and a water butt.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Property tenure – Freehold

Council tax band – C

Directions- Using satellite navigation enter the postcode HD3 3WF

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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ 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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type

EXTERNAL

Allocated parking

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



MAIN CONTACTS

T: 01484 651878

W: www.simonblyth.co.uk

E: huddersfield@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259