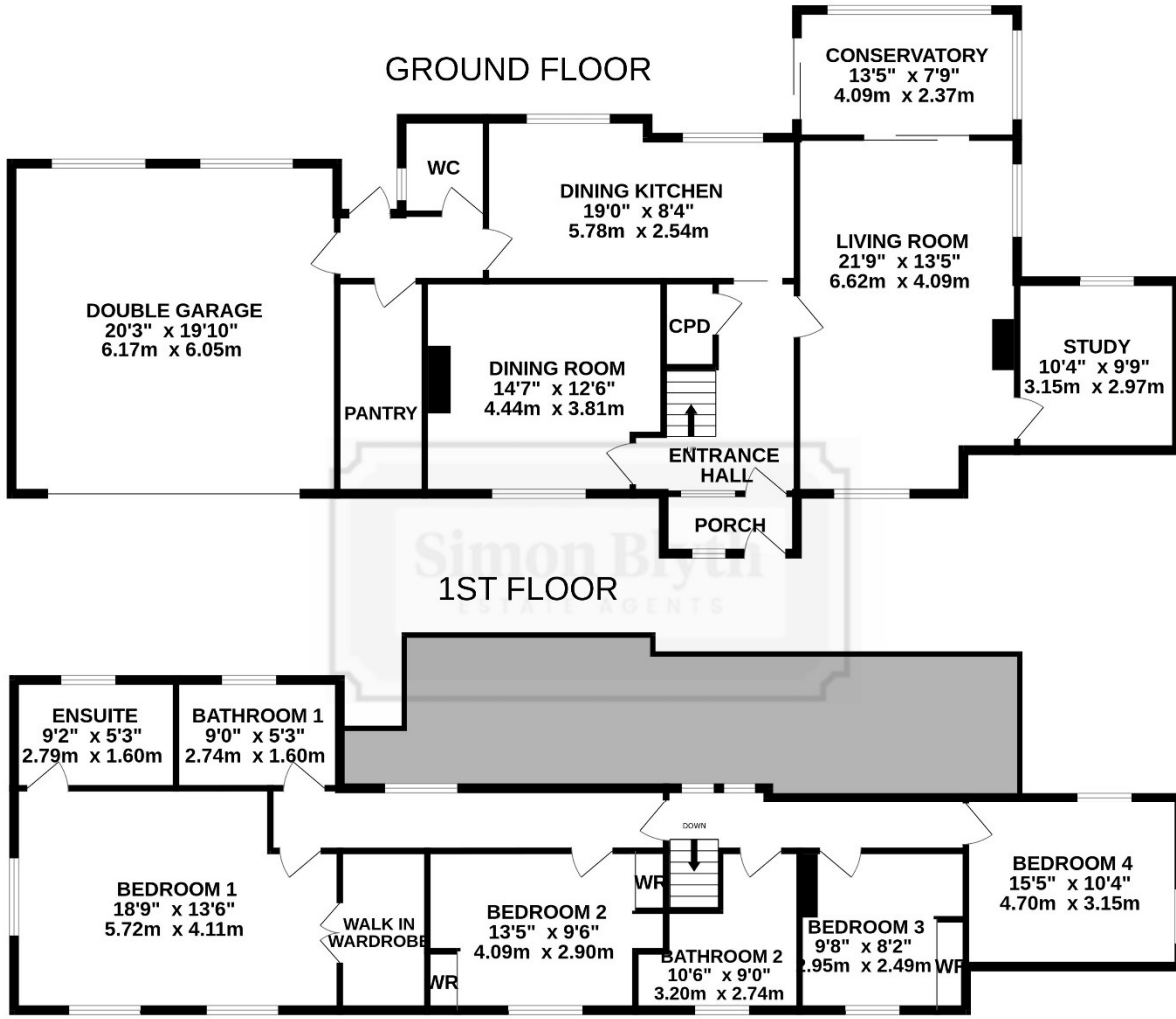




**9 Warren House Lane, Lindley Moor, Huddersfield, HD3 3RS**



WARREN HOUSE LANE

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## PROPERTY DESCRIPTION

Situated at the head of a small hamlet is this spacious stone built and rendered cottage which provides a generous level of accommodation along with a double garage, off-road parking and overlooking a generous and well stocked rear garden with a curtilage of around a quarter of an acre. The property enjoys some lovely far-reaching views and borders fields to one side and is in an excellent location for TransPennine commuting with junction 23 and 24 of the M62 on the doorstep and with local shopping facilities in neighbouring Lindley and Salendine Nook.

The accommodation is served by a gas central heating system, uPVC double glazing and briefly comprises to the ground floor, entrance hall, living room, conservatory, study, dining room, dining kitchen, large pantry and downstairs w.c, first floor landing leading to four bedrooms with the master having a large walk-in wardrobe and en-suite. In addition, there are two bathrooms.

**Offers Around £590,000**

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## GROUND FLOOR

### ENTRANCE PORCH

*Measurements – 8'2" x 3'7"*

With a composite panelled and frosted double glazed door, adjacent uPVC double glazed window, central heating radiator and ceiling light point. From here a door opens into the entrance hall.

### ENTRANCE HALL

With a double-glazed window with window seat beneath, inset LED downlighters, central heating radiator and staircase with wrought iron balustrade rising to the first floor together with a useful storage cupboard beneath. From the hallway access can be gained to the following rooms: -



## LIVING ROOM

*Measurements – 21'9" x 13'5"*

This is the first of two generous reception rooms and as the dimensions indicate is well proportioned with uPVC double glazed windows to both front and side elevations together with uPVC sliding double glazed patio doors giving access to the conservatory. There is a beamed ceiling, delf rack, two central heating radiators, four wall light points and housed within the chimney breast there is a Jotul gas stove which rests on a raised brick hearth. To one side a door opens into the study.



## STUDY

Measurements – 10'4" x 9'9"

With a uPVC double glazed window looking out over the rear garden, beamed ceiling, four wall light points and a gas wall heater.



## CONSERVATORY

Measurements – 13'6" x 7'9"

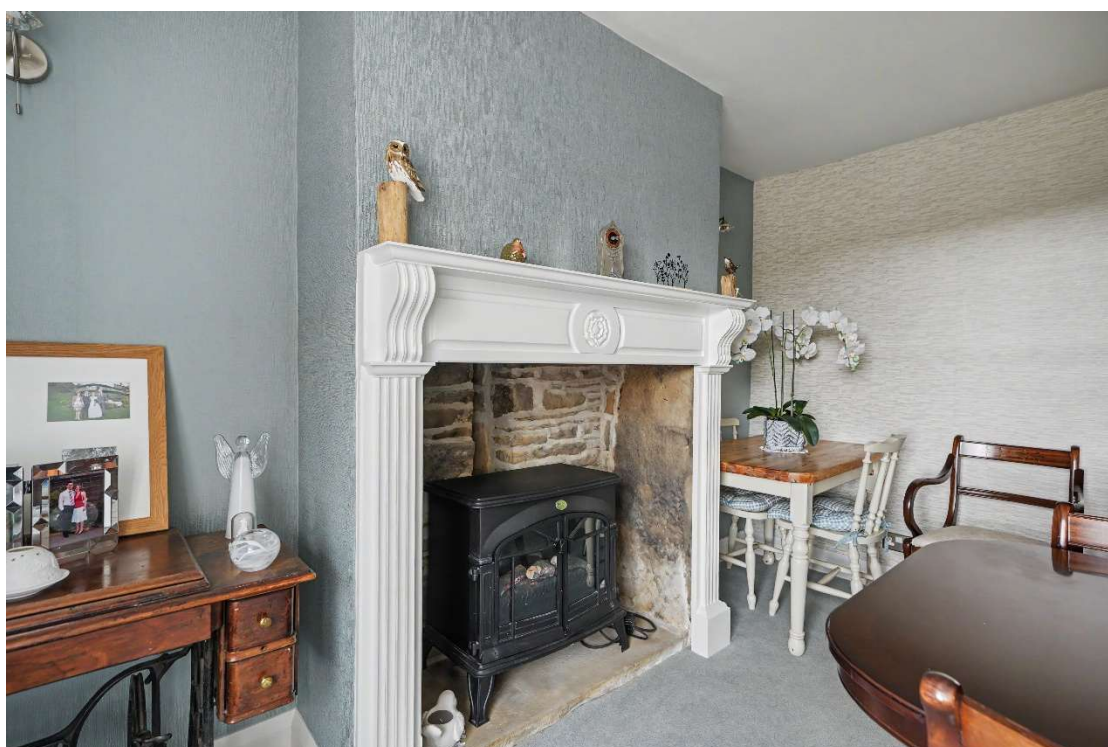
With uPVC double glazed windows and sliding patio doors with a lovely view across established well stocked gardens. There are two wall light points and power points.



## DINING ROOM

Measurements – 12'6" x 14'7"

With a uPVC and double-glazed window with views across to Grimescar woods and Emley Moor mast. There is a ceiling light point, three wall light points, central heating radiator and as the main focal point of the room there is a feature fireplace with timber surround, stone inset and stone hearth.



## DINING KITCHEN

*Measurements – 19'0" x 8'4"*

This is accessed from the main entrance hall with a glass sliding pocket door, there are inset LED downlighters, two uPVC double glazed windows which look out over the rear garden and provide the room with plenty of natural light. There is a tiled floor, radiator, and plinth heater. The kitchen is fitted with a range of cream shaker style base and wall cupboards, drawers, pan drawers and these are complemented by overlying Staron worktops with matching splashbacks. There is an inset one and a half bowl sink with chrome mixer tap and boiling water tap, Neff induction hob, Neff stainless steel and glass extractor hood over, Neff electric fan assisted oven, Neff combi oven, integrated Bosch dishwasher, integrated fridge and to one side a door gives access to a rear entrance hall.



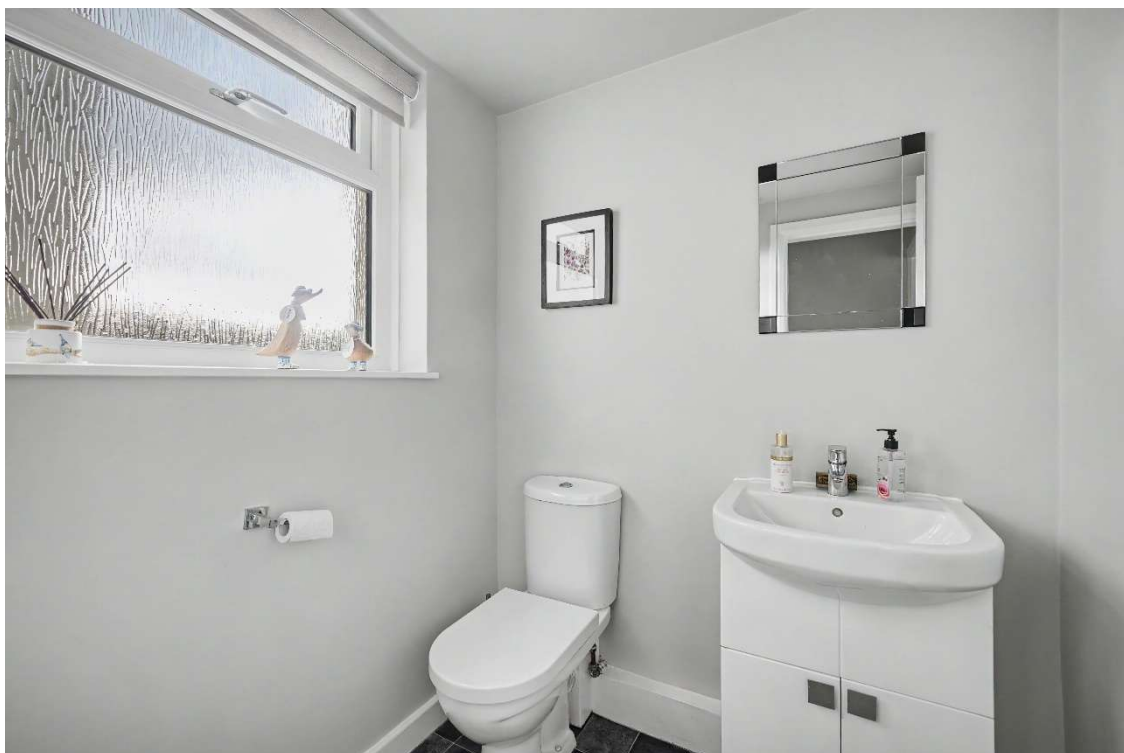
## REAR ENTRANCE HALL

With inset LED downlighters, central heating radiator, composite and sealed unit double glazed door giving access to the rear garden, courtesy door to the garage and also doors giving access to a downstairs w.c and pantry.

## DOWNSTAIRS W.C

*Measurements- 5'3" x 5'3"*

With a frosted uPVC double glazed window, inset ceiling downlighters, central heating radiator and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap and low flush w.c.



## PANTRY

*Measurements- 13'0" x 5'5"*

With a ceiling light point and fitted with a range of base and wall cupboards and worktop as well as having space for a freezer.

## FIRST FLOOR

### LANDING

With uPVC double glazed windows, two central heating radiators and four ceiling light points. From the landing access can be gained to the following: -

### BEDROOM ONE

*Measurements- 18'9" x 13'6"*

A large dual aspect double bedroom with three uPVC double glazed windows to two elevations and enjoying fabulous far-reaching views. There are inset ceiling spotlights, two central heating radiators and doors giving access to a large walk-in wardrobe and en-suite shower room.



### **WALK-IN WARDROBE**

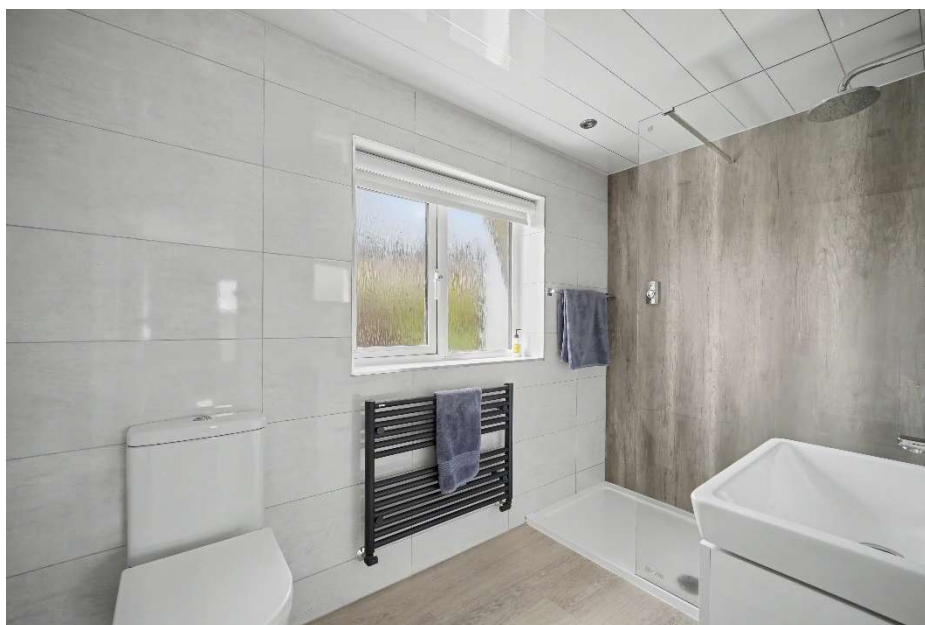
*Measurements- 9'8" x 5'4"*

With fitted hanging rails and storage together with inset ceiling downlighters.

### **EN-SUITE SHOWER ROOM**

*Measurements- 9'2" x 5'3"*

With a frosted uPVC double glazed window, inset LED downlighters, floor to ceiling tiled walls, heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c, large walk-shower with glazed side panel, easy clean panelled walls fitted with a chrome shower fitting incorporating fixed shower rose and separate hand spray.



### BATHROOM ONE

Measurements – 9'0" x 5'3"

With a frosted uPVC double glazed window, inset ceiling downlighters, floor to ceiling tiled walls, ladder style heated style rail fitted with a suite comprising panelled bath with mixer tap incorporating hand spray, vanity unit incorporating wash basin with chrome monobloc tap and low flush w.c.



### BEDROOM TWO

Measurements – 13'5" x 9'6"

With a uPVC double glazed window with far reaching views over Grimescar and to Emley Moor mast. There is a uPVC double glazed window, two ceiling light points, central heating radiator, two floor to ceiling wardrobes and dressing table.



## BATHROOM TWO

*Measurements – 2'6" x 9'0"*

With a frosted uPVC double glazed window, inset ceiling downlighters, central heating radiator, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin, low flush w.c with concealed cistern and recessed tiled shower cubicle with Aqualisa shower fitting.



## BEDROOM THREE

*Measurements – 9'8" x 8'2" measured to wardrobes*

With a uPVC double glazed window with views across to Grimescar and Emley Moor Mast, there is a ceiling light point, central heating radiator and fitted floor to ceiling wardrobes together with dressing table with cupboard and drawers beneath and display shelving over.



## BEDROOM FOUR

Measurements – 15'5" x 10'4"

A good-sized double room with uPVC double glazed windows to two elevations, there are two ceiling light points and two central heating radiators.



## OUTSIDE

## PARKING

There is parking for multiple cars to the left-hand side of the property in front of the double garage.

## DOUBLE GARAGE

*Measurements- 20'3" x 19'0"*

With an electric sectional door, two uPVC double glazed windows to the rear, courtesy door to the rear hallway, wall mounted gas fired central heating boiler, plumbing for automatic washing machine, power and light.

## GARDENS

To the left-hand side of the driveway there are planted beds with trees, flowers and shrubs and to the left-hand side of the garage there is a flagged pathway with wrought iron hand gate leading to the rear. The rear garden comprises a flagged patio with a block paved border, outside cold-water tap, electric point, lawn and planted trees, flowers and shrubs and a wildlife pond. Beyond this there is a further area of garden which runs across the rear of the neighbouring properties and has a flagged and crushed blue slate pathway, dry stone walling and has a number of native trees including oak, hazel, willow and alder as well as a large variety of fruit including apple trees, sloes, gooseberry, rhubarb, blackcurrant, redcurrant, white currant, blueberry, blackberries and crab apple. In total the curtilage extends to around a quarter of an acre.







### **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 – E

Directions- Using satellite navigation enter the postcode HD3 3RS

### **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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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

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**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

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### MAIN CONTACTS

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