



6 Cornet Close, Lindley, Huddersfield, HD3 3QQ



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PROPERTY DESCRIPTION

An impressive four double bedroom (two en-suite), three storey detached family home, constructed by George Wimpey homes and situated on a small cul de sac just off Holly Bank Road and overlooking a mini park with children's play area.

The property is situated within walking distance of Lindley's varied amenities, the Junior and Infant school, and short drive from junction 24 of the M62. There is a gas central heating system, uPVC double glazing, security alarm and briefly comprising to:

- The ground floor

entrance hall, downstairs w.c, utility room, courtesy door to the garage and bedroom two with en-suite shower room.

- First floor landing,

large living room, separate dining room with French doors to the rear garden and dining kitchen.

- Second floor landing

leading to generous master bedroom with en-suite and two further double bedrooms together with a family bathroom. Externally there is a double width driveway, garage and gardens laid out to both front and rear with the rear being west facing.

Offers Around £535,000

Ground Floor

Entrance Hall

With a composite panelled and frosted double glazed door with an adjacent frosted sealed unit double glazed window, there are two ceiling light points, central heating radiator, laminate floor and from here access can be gained to bedroom two, downstairs w.c. and access to the garage.

Downstairs W.C

Measurements – 8'2" x 2'8"

With a ceiling light point, extractor fan, central heating radiator and fitted with a suite comprising pedestal wash basin with tiled splashback and low flush w.c.

Bedroom Two

Measurements – 12'2" x 9'8"

A double room with a uPVC double glazed looking out over the front garden, there is a ceiling light point, central heating radiator and twin panelled door recessed wardrobe. To one side a door gives access to an en-suite shower room.



En-Suite

Measurements – 6'10" x 6'3"

With inset ceiling downlighters, extractor fan, central heating radiator and fitted with a suite comprising pedestal wash basin with tiled splashback, low flush w.c. and corner tiled shower cubicle with chrome shower fitting.



Inner Hallway

An inner hallway with a ceiling light point, laminate flooring, central heating radiator, staircase rising to the first floor with useful storage cupboard beneath, courtesy door to the garage and door giving access to a utility room.

Utility Room

Measurements – 9'9" x 9'7" maximum

With inset ceiling downlighters, extractor fan, central heating radiator and fitted with a range of cupboards with contrasting overlying worktops and tiled splashbacks, inset single drainers stainless steel sink with chrome mixer tap and with plumbing for an automatic washing machine.

First Floor

Landing

With ceiling light point, central heating radiator and staircase rising to the second floor. From the landing access can be gained to the following rooms: -

Living Room

Measurements- 16'6" x 14'3"

As the dimensions indicate this is a generously proportioned principal reception room which is flooded with natural light from three uPVC double glazed windows which run along the front elevation and take advantage of pleasant aspect over a mini park and play area. There are two central heating radiators and to one side there is a wide doorway that gives access to the dining room.





Dining Room

Measurements- 16'6" x 14'3"

This has a ceiling light point, central heating radiator, door to one side giving access to the landing and with uPVC double glazed French doors opening onto the rear garden.



Dining Kitchen

Measurements- 22'5" x 8'2"

Another well-proportioned room which has uPVC double glazed windows to both front and rear elevations together with a composite panelled and double-glazed door leading out to the rear garden. There are inset ceiling downlighters, with additional lighting over the wall cupboards, two central heating radiators, and with anti-slip oak effect 'floors for paws' flooring together with a good range of modern base and wall cupboards. There are drawers, contrasting overlying worktops which extend to form a breakfast bar, tiled splashbacks, glazed display cupboards with glass shelving, book and display shelving. There is a five-ring stainless steel gas hob with stainless steel extractor hood over. There is a stainless steel and smoked glass electric double oven beneath, inset circular stainless sink with circular drainers and chrome mixer tap, integrated dishwasher, integrated fridge and integrated freezer.





Second Floor

With a uPVC double glazed window looking out over the rear garden, ceiling light point, central heating radiator and loft access with partially boarded loft. From the landing access can be gained to the following rooms: -

Bedroom One

Measurements- 16'7" x 12'9" minimum

A lovely generously proportioned principal bedroom which has three uPVC double glazed windows which flood the room with natural light as well as taking advantage of some lovely views over the rooftops across to Grimescar Woods. There is a ceiling light point, central heating radiator and twin fitted wardrobes each having twin panelled doors. To one side a door gives access to an en-suite shower room.



En-Suite Shower Room

Measurements- 8'5" x 5'0"
With a frosted uPVC double glazed window, ceiling light point, extractor fan, central heating radiator, part tiled walls and fitted with a suite comprising pedestal wash basin, low flush w.c. and tiled shower cubicle with sliding door with shower fitting.



Bedroom Three

Measurements- 11'4" x 10'5"
A double room which has a uPVC double glazed window looking out across the rear garden, there is a ceiling light point and central heating radiator.



Bedroom Four

Measurements- 10'9" x 8'5"

A double room situated adjacent to bedroom three and having a uPVC double glazed window looking out over the rear garden. There is a ceiling light point and central heating radiator.



Family Bathroom

Measurements- 8'5" x 5'7"

With a frosted uPVC double glazed window, ceiling light point, extractor fan, central heating radiator, part tiled walls and fitted with a suite comprising panelled bath, pedestal wash basin and low flush w.c.



Outside

Parking

To the front of the property there is a double width tarmac shared drive which provides off-road parking for two cars side by side and this in turn leads to an integral garage.

Garage

Measurements- 18'5" x 8'3"

With power, light, up and over door, courtesy door and at the far end a door gives access to a useful storeroom.



Storeroom

Measurements- 8'3" x 4'0"

With a ceiling light point and wall mounted Worcester gas fired central heating boiler.

Gardens

To the front of the property there is a lawned garden and to the right-hand side of the garage a flagged pathway with a gravelled border leads to a flight of steps with a timber hand gate opening onto the rear garden. To the rear there is a west facing garden which can be accessed from the dining kitchen or dining room and is predominately lawned together with timber fencing, flagged patio and outside cold-water tap.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Alarm- The property is fitted with a security alarm

Property tenure – Freehold

Council tax band – F

Directions- Using satellite navigation enter the postcode HD3 3QQ

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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