

# MARSH & MARSH PROPERTIES

22 Farriers Way, Lindley, Huddersfield, HD3 3GG

£275,000



**\*\*ATTENTION TO ALL PROFESSIONALS, YOUNG COUPLES/FAMILIES OR ANYONE LOOKING TO DOWNSIZE\*\*** This modern THREE DOUBLE BEDROOM semi-detached, is set on a popular and convenient development which is an ideal long term home for any prospective buyer. Within walking distance, you have all the local amenities that you need including highly regarded local schools and access to the M62 corridor. Not only is this impressive property presented to a high standard throughout, the front and rear gardens are exceptionally pleasing to the eye where no expense has been spared. In brief comprises of; Entrance Hall, dining kitchen, cloakroom and the lounge are all to the ground floor. To the first floor there is a spacious landing, two double bedrooms and the stylish house bathroom. The Master Bedroom with an En-suite shower room is on the second floor. Externally you will find a wonderful garden and a driveway. To the rear is a superb, enclosed garden with a garden shed.

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### ENTRANCE HALL

Accessed via a double glazed, composite door this entrance sets the precedent for the rest of the property in terms of presentation. The high spec LVT flooring runs through to the dining kitchen and there is a ceiling spotlight, radiator, and a mains smoke alarm.

### DINING KITCHEN 3.2 x 5.2m (10'7 x 17'0)



With integrated appliance to include a fridge, freezer, dish washer and a washing machine, this well designed, modern kitchen boasts a wide range of wall and base units with under unit lighting. There is also a built-in electric Zanussi oven and a matching Zanussi gas hob with a stainless steel and glass cooker hood above.

Stylish brick bond, white splashback tiles compliment the one and a half bowl sink with a chrome mixer tap. Finishing the room off to a high spec is the LVT flooring, ceiling spotlights, radiator and a UPVC window.



### LIVING ROOM 4.2 x 3.5m (13'11 x 11'5)



This delightful and spacious room opens out to the landscaped rear garden via large UPVC French doors with side windows which provide ample natural lighting. This is another impressive room with tasteful decorating including Laura Ashley designer wallpaper. To complete the room there is a radiator and ceiling spotlights.



### CLOAKROOM

A modern white two piece suite comprises of a low flush toilet and a pedestal sink with a chrome mixer tap. Tasteful tiles to the walls, LVT flooring, radiator, ceiling spotlight and an extractor fan complete this room.

### FIRST FLOOR LANDING

The staircase leads up from the entrance hall and a second staircase takes you up to the Master Bedroom. There are ceiling spotlights, radiator, mains smoke alarm and the Dual aspect UPVC windows provide an abundance of natural light.

### BEDROOM TWO 4.2 x 3.5m (13'11 x 11'5)



A double room with a useful storage cupboard, ceiling spotlights, radiator and a UPVC window.

### BEDROOM THREE 2.2 x 3.3m (7'2 x 10'9)



A double room with ceiling spotlights, radiator and a UPVC window.

### HOUSE BATHROOM



This stylish bathroom boasts a three piece suite which is complimented by the tasteful wall tiles and comprises of a bath with a chrome mixer tap and a power shower above with a glass shower screen, low flush toilet and a floating hand wash basin with a matching chrome mixer tap. A chrome towel radiator, ceiling spotlights and an extractor fan complete the room.



### FIRST FLOOR LANDING

The stairs lead up from the main landing and there are ceiling spotlights along with a mains smoke alarm.

### MASTER BEDROOM 4.2 x 5.4m (13'9 x 17'8)



A spacious bedroom with modern built-in wardrobes, ceiling spotlights, radiator, loft access and a UPVC window.

### EN-SUITE SHOWER ROOM



A modern three piece suite comprises of a walk-in shower cubicle with a sliding glass screen, floating hand wash basin with a chrome mixer tap and a low flush toilet. Finishing off to a high standard and spec are the wall tiles, chrome towel radiator, ceiling spotlights, extractor fan and a Keylite window.

### EXTERNAL



To the front of the property there is a landscaped garden to be proud of for even the most

committed gardeners. An Amalanchia shrub to the centre of the garden is surrounded by an array of pretty shrubs and plants which will impress all year round. A driveway leads down the side of the house and can hold two vehicles. The rear landscaped garden is just as impressive and boasts a spacious Brazilian slate patio along with an easy to maintain lawn garden which together make this a great garden for entertaining and a safe and secure place for children to play.

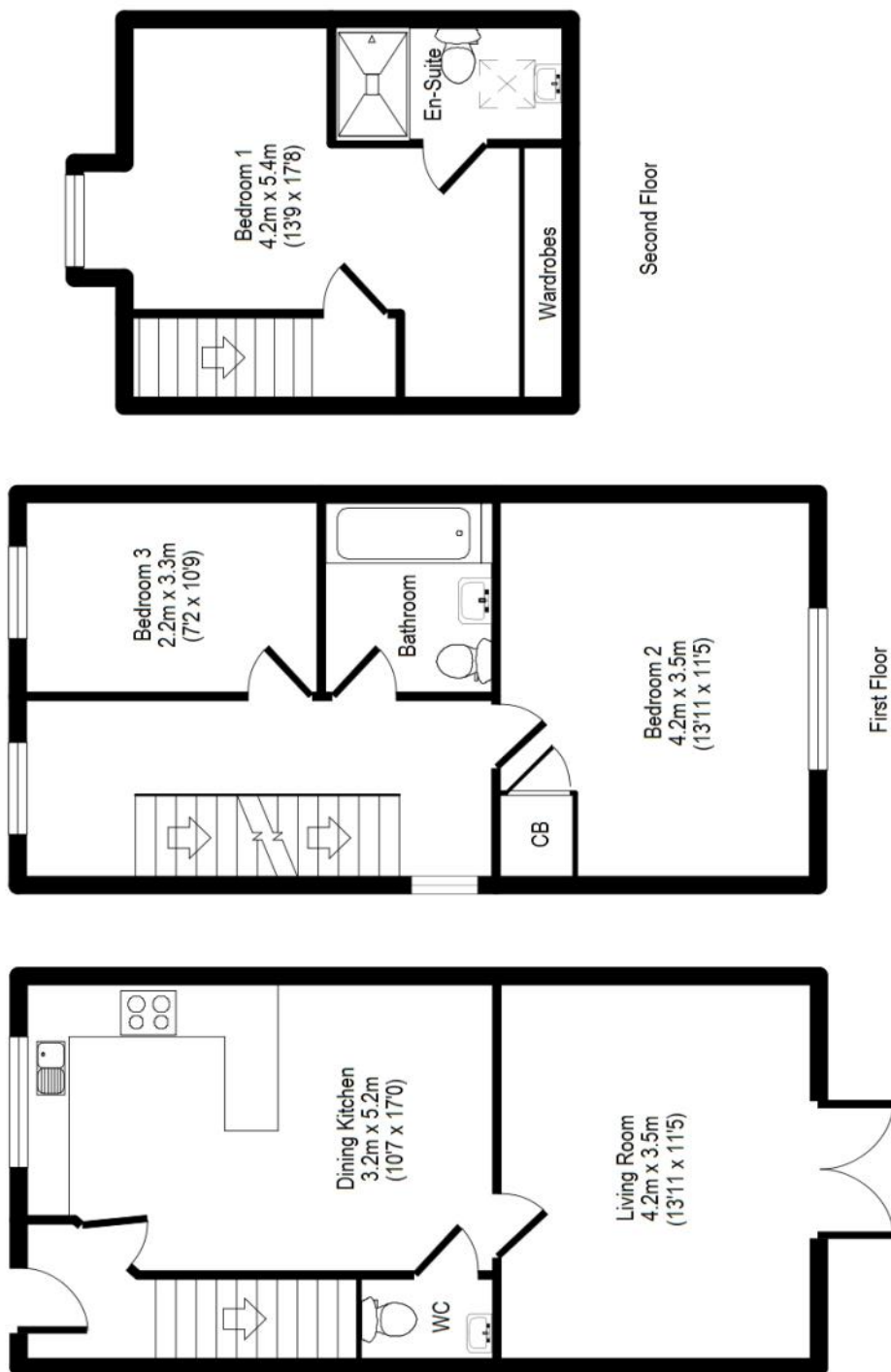


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## 22 Farriers Way, Lindley, Huddersfield, HD3 3GG



Ground Floor

First Floor

Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 95 sq. m / 1022 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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