

MARSH & MARSH PROPERTIES

44 Lindley Moor Road, Ainley Top, Huddersfield, HD3 3RT

£170,000



****ATTENTION ALL FIRST TIME BUYERS, YOUNG/PROFESSIONAL COUPLES OR ANYONE DOWNSIZING**** Situated in this convenient and much sought after location is this delightful and well-presented two double bedroom semi-detached property. This great starter home boasts a modern fitted kitchen and bathroom along with tasteful décor which is ideal for anyone buying their first home. Situated on the boarder of Huddersfield and Halifax means easy links to both towns as well as quick access to the M62 for anyone needing to commute to either Leeds, Bradford, or Manchester. In brief comprises of; Entrance porch, entrance hall, lounge, dining room and a kitchen are all to the ground floor. Two double bedrooms and the house bathroom are to the first floor. Externally you will find a well maintained garden to the front with far reaching views and to the rear a driveway for a small car and a garage.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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ENTRANCE PORCH

This useful porch has a tiled floor, UPVC window and is accessed via a UPVC door.

ENTRANCE HALL

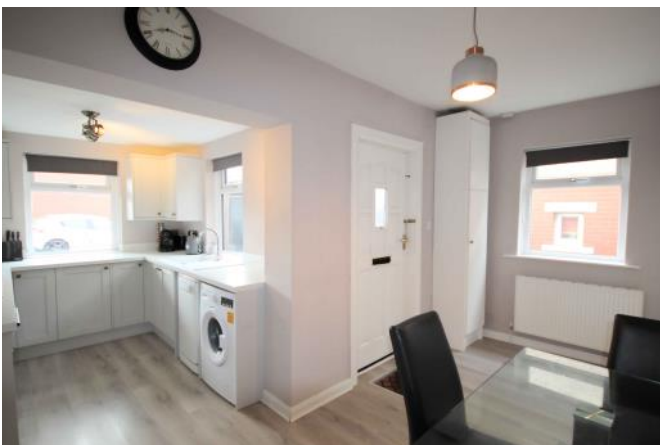
The tasteful laminate flooring continues through to the lounge and there is a radiator along with access to the staircase.

LIVING ROOM 3.7 x 4.8m (12'1 x 15'8)



A generous size room with laminate flooring, radiator, tasteful décor and a UPVC bay window.

DINING ROOM 4.7 x 2.1m (15'5 x 6'10)



Open plan with the kitchen this dining room has a laminate floor, wall and base units matching the

kitchen for added storage space, under the stair storage cupboard and a further storage cabinet which houses the combination boiler. There is a UPVC window and a rear external door.



KITCHEN 2.3 x 2.7m (7'8 x 8'10)



This modern fitted kitchen boasts a wide range of wall and base units that incorporate an asterite sink with a chrome mixer tap and splash back tiling. There is a built-in electric oven along with a gas hob with a stainless steel cooker hood above. Space and plumbing for both a dishwasher and a washing machine. Laminate flooring and a UPVC window complete the room.

LANDING

The staircase leads up from the entrance hall where there is a UPVC window and loft access.

BEDROOM ONE 3.7 x 3.8m (12'1 x 12'3)



A double room with a walk-in wardrobe, radiator and a UPVC window with far reaching views of both Emley Moor Mast and Castle Hill.



BEDROOM TWO 2.7 x 2.6m (8'8 x 8'6)



A double room with a radiator and a UPVC window.

BATHROOM

This stylish bathroom is finished with tasteful brick bond wall tiles and mosaic floor tiles. Comprises of a bathtub with a chrome mixer tap and a power shower above with a glass shower screen, vanity sink unit with a chrome mixer tap and a low flush toilet. There is a UPVC window to the rear elevation.



EXTERNAL



To the front of the property there is a well maintained lawn garden with a patio seating area. At the rear you will find an enclosed driveway for a small car along with a detached garage.

GARAGE 2.8 x 4.8m (9'2 x 15'8)



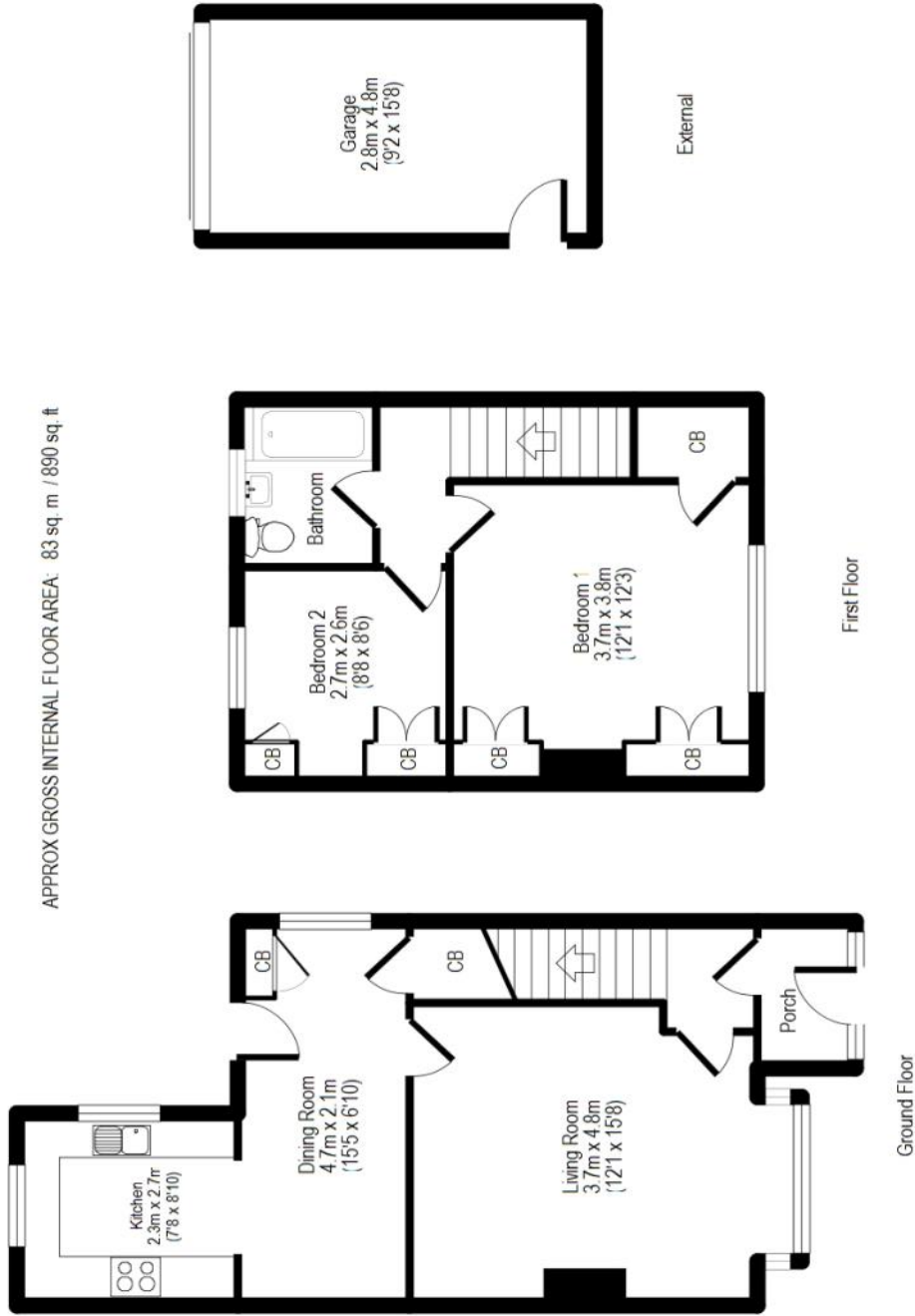
A detached garage with an up/over door, a side access door along with power and lighting.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to

make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 83 sq. m / 890 sq. ft



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