

MARSH & MARSH PROPERTIES

24 Farriers Way, Lindley, HD3 3GG

£275,000



****ATTENTION ALL YOUNG/GROWING FAMILIES OR YOUNG/PROFESSIONAL COUPLES – AN EARLY INSPECTION COMES HIGHLY RECOMMENDED TO AVOID ANY DISAPPOINTMENT****
Situated in this much sought after and convenient location is this delightful and well presented THREE DOUBLE BEDROOM, modern semi-detached property. Including easy access to the M62, all the local amenities needed are close by and the moors with fabulous views and walks are just a short drive away. In brief comprises of; Entrance Hall, modern dining kitchen, lounge, and a cloakroom area all to the ground floor. The stylish house bathroom and two double bedrooms are to the first floor. The Master bedroom with an En-suite shower room is to the second floor. Externally there is a lawn garden and a driveway to the front with an electric car charging point. To the rear you will find a wonderful, enclosed patio and lawn garden.

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ENTRANCE HALL

Tasteful décor sets the precedent for the rest of the property. Radiator, mains smoke alarm and a double glazed composite door.

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



A beautiful quartz worktop compliments the wide range of modern wall and base units along with the under unit lighting and a one and a half bowl stainless steel sink and chrome mixer tap. There is an impressive built-in double electric oven with a matching five ring gas hob with a cooker hood above. More integrated appliances include a fridge, freezer, dishwasher, and a washing machine. Completing this room to a high standard are the floor tiles, radiator and a UPVC window.

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



This generous size lounge boasts large UPVC French doors and windows that open out onto the rear patio and garden. Tasteful décor and a radiator finish the room of to a good standard.

CLOAKROOM

With modern and tasteful wall/floor tiles this two piece suite comprises of a low flush toilet and a pedestal sink with a chrome mixer tap. A radiator and an extractor fan complete the room.

LANDING

The stairs lead up from the entrance hall and continue up to the Master bedroom. There is a radiator, mains smoke alarm and 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 wardrobe/ storage cupboard, radiator and a UPVC window.



This modern, white three piece suite 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 chrome mixer tap. Completing the room to a high spec are the tasteful wall and floor tiles, radiator, ceiling spotlights and an extractor fan.

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



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



A double room with a radiator and a UPVC window.

BATHROOM



A spacious double room with large built-in wardrobes that have full length sliding mirror doors. A radiator and a UPVC window complete the room.

EN-SUITE SHOWER ROOM

This is a stylish suite that comprises of a large glass

shower cubicle, low flush toilet and a floating hand wash basin with a chrome mixer tap. Wall and floor tiles, chrome towel radiator, ceiling spotlights, extractor fan and a Velux window finish the room off to a high spec and standard.



EXTERNAL

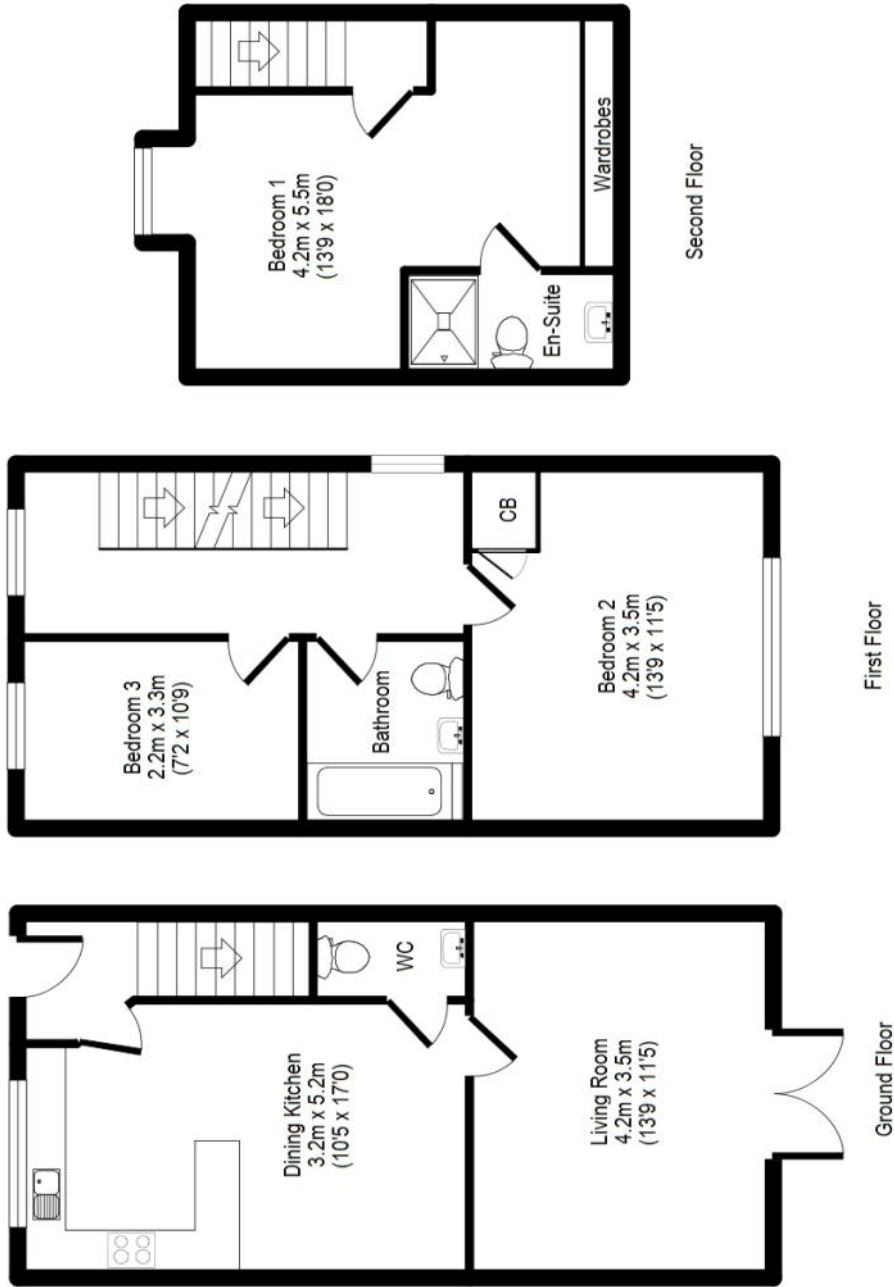


To the front of the house there is an open lawn garden and a driveway that leads to the side of the house that can hold up to three vehicles and there is an electric car charging point. At the rear of the property there is a fabulous and generous size enclosed, child friendly garden with a cold water tap, external electric socket, lighting, and a garden shed.



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: 95 sq. m / 1018 sq. ft

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. All images and dimensions are not intended to form part any contract or warranty.

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