

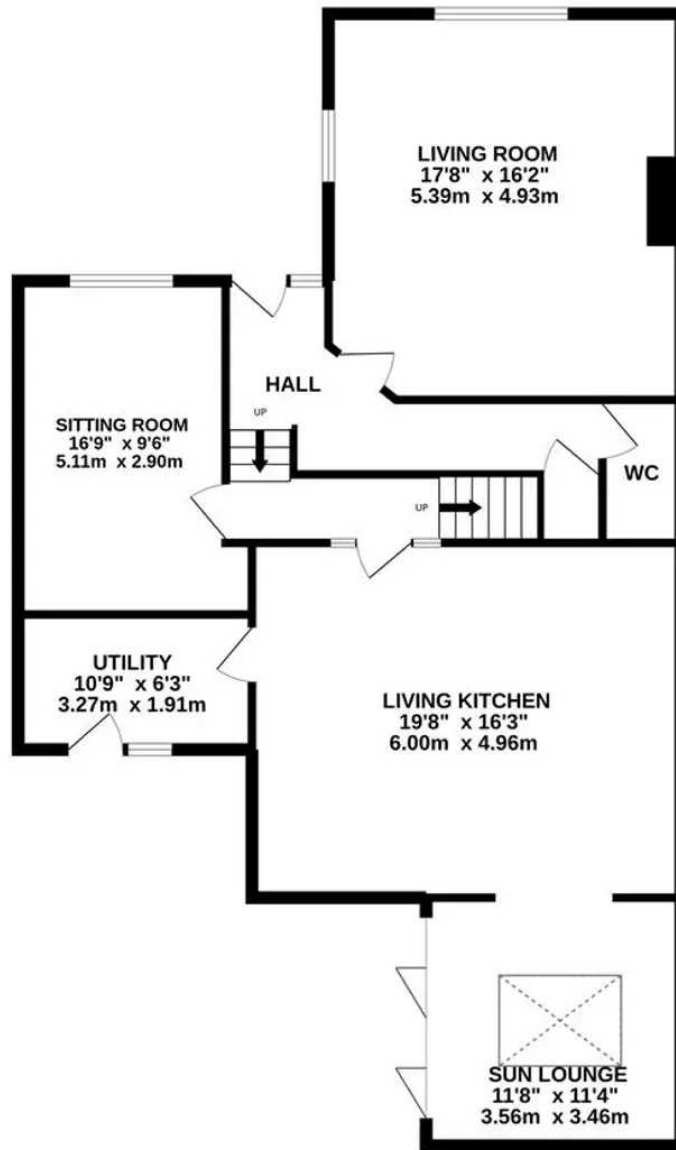


**Savile Road, Lindley**

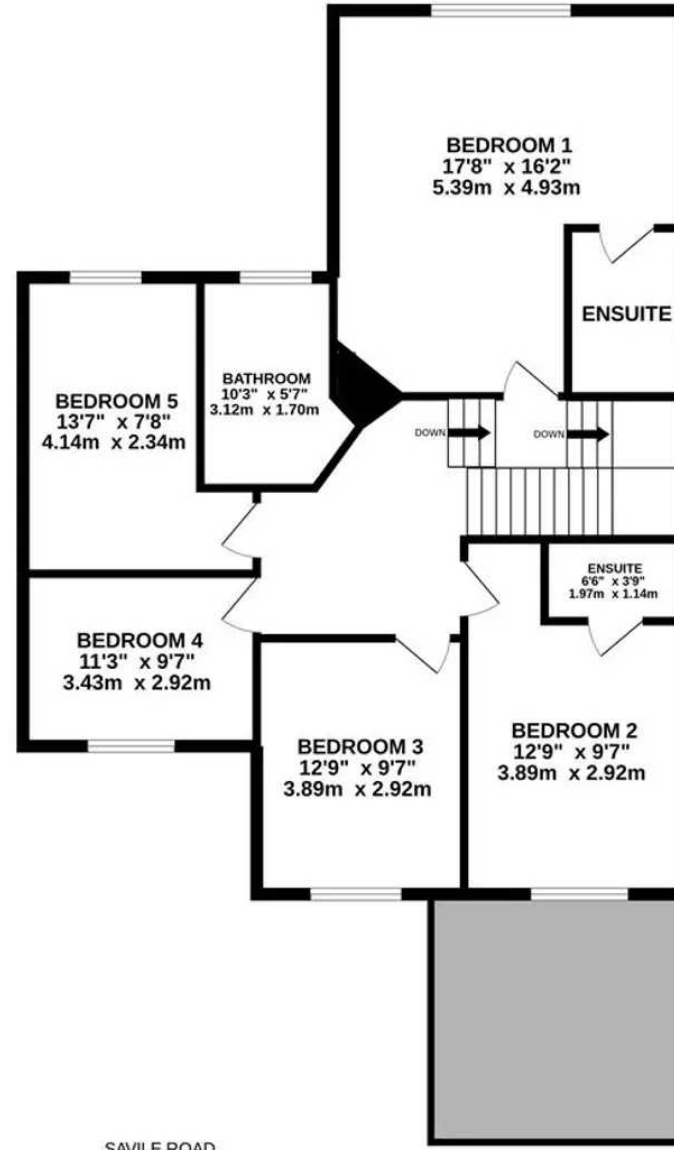
Huddersfield

**£560,000**

GROUND FLOOR



1ST FLOOR



SAVILE ROAD

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## Savile Road

Lindley, Huddersfield

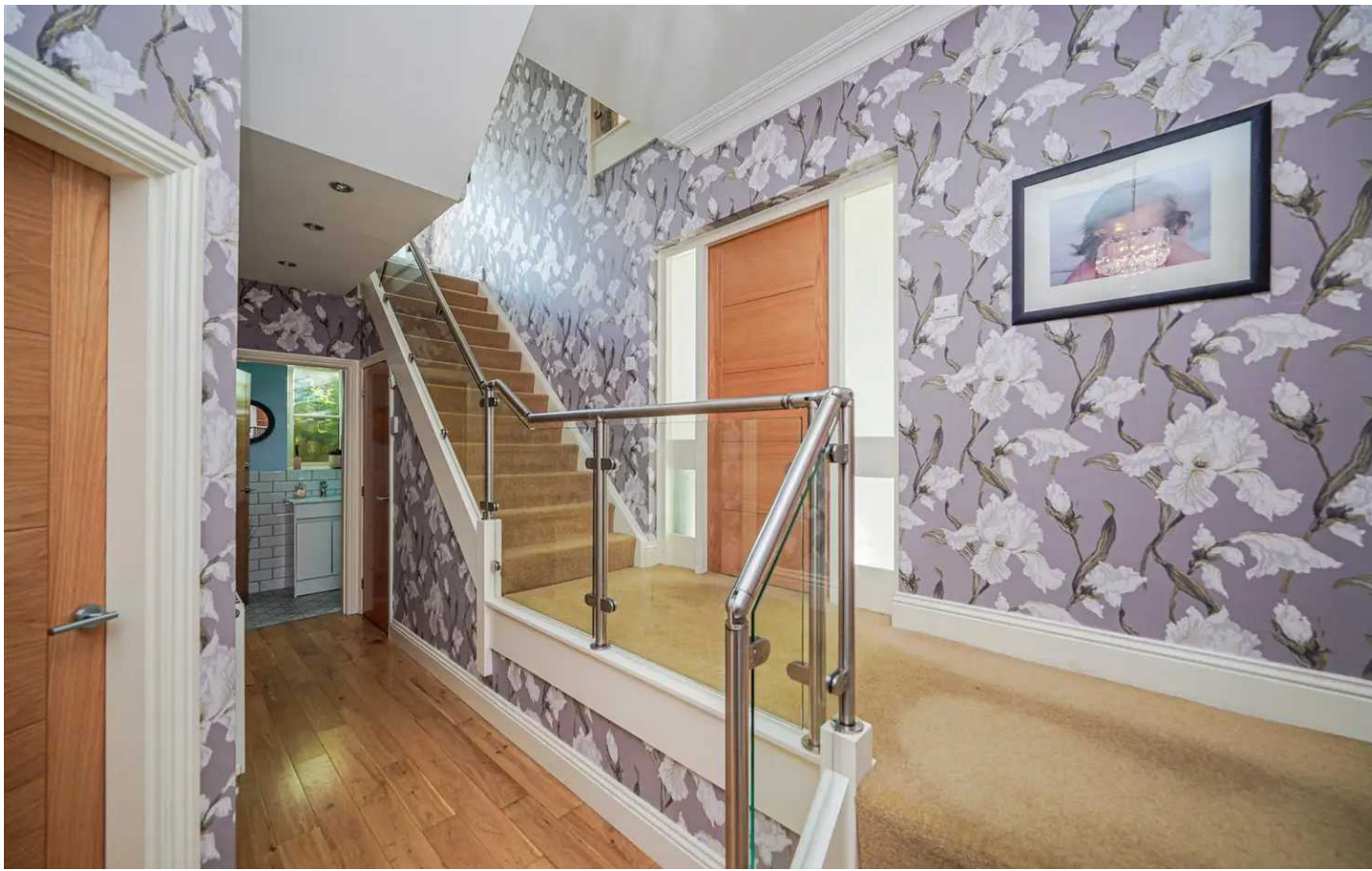
A STONE BUILT DETACHED FAMILY HOME LOCATED WITHIN THE MUCHSOUGHT AFTER VILLAGE OF LINDLEY, WITH ITS VARIED AMENITIES INCLUDING SHOPS, RESTAURANTS, BARS, ROYAL INFIRMARY, JUNIOR, AND INFANT SCHOOLS AND JUST A SHORT DRIVE FROM JUNCTION 24 OF M62. This appealing property has a generous level of stylish and well-planned accommodation perfect for modern family living and complimented by good quality fixtures and fittings. There is a gas central heating system, sealed unit double glazing, and briefly comprising: to the ground floor, split level entrance hall, downstairs w.c., living room, sitting room, living kitchen, sun lounge and utility room. First floor landing leading to five bedrooms (two ensuite) and family bathroom. Externally the property is approached through electric gates onto a tarmac driveway which provides off-road parking and in turn leads to a detached single garage. Gardens are laid out to both front and rear.

Council Tax band: G

Tenure: Freehold







### **ENTRANCE HALL**

An oak door opens into a split-level entrance hall, to the side of the door there is a frosted sealed unit double glazed window, ceiling light point, inset ceiling downlighters, ceiling coving, two central heating radiators, the lower level of the hallway has oak flooring while the upper level is carpeted. From the lower level there are doors giving access to the living room and the downstairs w.c.

### **DOWNSTAIRS W.C.**

Dimensions: 2.01m x 1.09m (6'7 x 3'7). With a frosted sealed unit double glazed window, inset LED downlighters, extractor fan, tiled walls to dado height, tiled floor, central heating radiator and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap and low flush w.c.

### **LIVING ROOM**

Dimensions: 5.38m x 4.93m (17'8 x 16'2). This generously proportioned principal reception room has sealed unit double glazed windows to both front and side elevations, there is a ceiling light point, ceiling coving, two central heating radiators and as the main focal point of the room there is a feature fireplace with marble surround, there is an inset coal effect gas fire which rests on a marble hearth. To the left-hand side of the chimney breast there are fitted cupboards and shelves whilst to the right-hand side there is display shelving.

### **SITTING ROOM**

Dimensions: 5.11m x 2.90m (16'9 x 9'6). With a sealed unit double glazed window looking out to the front, there is a central heating radiator, ceiling light point and recessed display shelving

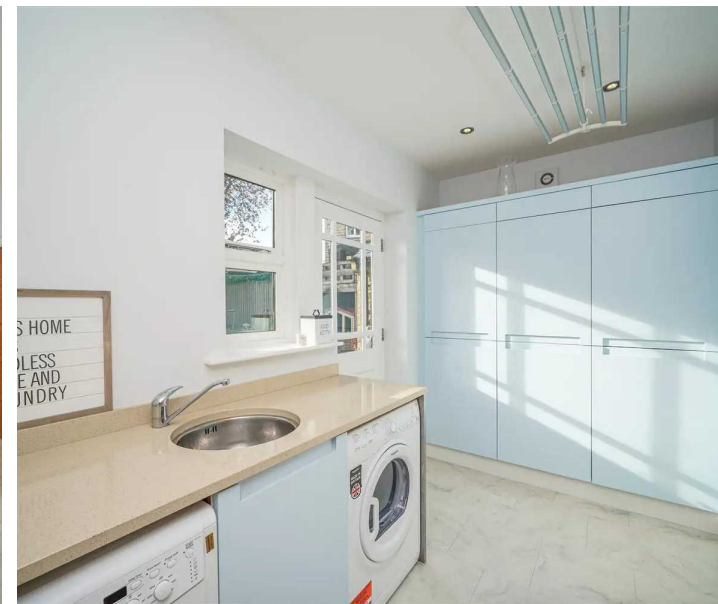


## LIVING KITCHEN

Dimensions: 5.99m x 4.95m (19'8 x 16'3). As the dimensions indicate this is a particularly spacious room which is located to the rear of the property and is open plan to the sun lounge. There is a large aluminium sealed unit double glazed window which provides plenty of natural light and looks out over the rear garden, there are inset LED downlighters, two ceiling light points, central heating radiator, there is Karndean flooring and fitted with a range of "bubble gum" and contrasting "powder Blue" base and wall cupboards, these have a brass border and are complimented by contrasting overlying quartz worktops with matching splashbacks, there is an inset one and a half bowl stainless steel sink with brushed stainless steel monobloc tap, display shelving, concealed LED lights beneath the wall cupboards, two hide and slide NEFF stainless steel electric fan assisted ovens, two integrated fridges, two integrated freezers, integrated dishwasher and island unit with cupboards and drawers beneath, overlying quartz worktop with inset five burner gas hob, the island unit is extended with a wood effect L-shaped breakfast bar with an integrated wine rack. To one side a door gives access to the utility room.

## UTILITY ROOM

Dimensions: 3.28m x 1.91m (10'9 x 6'3). This has sealed unit double glazed window together with an adjacent timber panelled and sealed unit double glazed door giving access to the rear garden, there are inset LED downlighters, fitted "Powder Blue" cupboards one of which has an integrated freeze and one housing an ALPHA gas fired central heating boiler, central heating radiator, quartz worktop with matching splash back, inset circular stainless steel sink with chrome monobloc tap and with undercounter space for washing machine and tumble dryer.







### SUN LOUNGE

Dimensions: 3.56m x 3.45m (11'8 x 11'4). As mentioned earlier this is open plan to the living kitchen and has a lovely, glazed atrium together with sealed unit double glazed window and a bank of aluminium sealed unit double glazed bi-fold patio doors which open out onto the rear garden. There is Karndean flooring and central heating radiator.

### FIRST FLOOR LANDING

Split landing with a sealed unit double glazed window to the side elevation, there are inset LED downlighters, ceiling coving, loft access with ladder leading to a useful partly boarded loft space. From the landing access can be gained to the following rooms:-





### **BEDROOM ONE**

Dimensions: 5.38m x 4.93m (17'8 x 16'2). A good-sized double room with inset LED downlighters, central heating radiator and sealed unit double glazed window looking out to the front. To one side a door gives access to an ensuite shower room.

### **ENSUITE SHOWER ROOM**

Dimensions: 1.96m x 0.81m (6'5 x 2'8). With a light tube, inset ceiling downlighters, extractor fan, floor to ceiling tiled walls, tiled floor and fitted with a suite comprising wall hung hand wash basin with chrome monobloc tap, low flush w.c. and tiled shower cubicle with bi-fold door and chrome shower fitting.

### **BEDROOM TWO**

Dimensions: 3.89m x 2.92m (12'9 x 9'7). A double room with sealed unit double glazed window looking out to the rear, there are inset LED downlighters central heating radiator and to one side a door gives access to an ensuite.

### **ENSUITE SHOWER ROOM**

Dimensions: 2.34m x 1.65m (7'8 x 5'5). With frosted sealed unit double glazed window, inset LED downlighters, ceiling coving, extractor fan, chrome ladder style heated towel rail, and fitted with a suite comprising: wall hung vanity unit incorporating wash basin with chrome mixer tap, a low flush W.C and a tiled shower cubicle with chrome shower fitting.







### **BEDROOM THREE**

Dimensions: 3.89m x 2.92m (12'9 x 9'7). A double room with sealed unit double glazed window looking out over the rear garden, there are inset ceiling downlighters and central heating radiator.

### **BEDROOM FOUR**

Dimensions: 3.43m x 2.92m (11'3 x 9'7). A double room with sealed unit double glazed window looking out over the rear garden, there are inset ceiling downlighters and central heating radiator.

### **BEDROOM FIVE**

Dimensions: 4.14m x 2.34m (13'7 x 7'8). A double room with sealed unit double glazed window looking out to the front, there are inset ceiling downlighters and central heating radiator.

### **BATHROOM**

Dimensions: 3.12m x 1.70m (10'3 x 5'7). With a frosted sealed unit double glazed window, inset LED downlighters, floor to ceiling tiled walls, large inset mirror with shaver socket, tiled floor, chrome heated towel rail and fitted with a suite comprising: vanity unit incorporating wash basin with chrome monobloc tap, free standing bath with chrome mixer tap and hand spray, low flush w.c. with concealed cistern and large corner shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.









## GARDEN

To the front of the property there is a garden, there are planted trees and shrubs to the side of the driveway and a timber hand gate between the house and garage opening on to a flagged pathway where there is an outside cold water tap and leading to the rear garden where there is an area of timber decking accessed from the sun lounge and utility room, and three steps rising to a stone flagged patio, shaped lawned garden and an area of crushed blue slate, there is also external lighting and power.

## GARAGE

Single Garage

Dimensions: 5.49m x 2.64m (18'0 x 8'8). With an up and over door, sealed unit double glazed window to the rear elevation and timber and sealed unit double glazed door giving access to the garden, there is power and light.

## DRIVEWAY

3 Parking Spaces

The property is approached through an electric sliding gate onto a tarmac driveway which provides off-road parking for three cars and in turn leads to a detached single garage.





## **ADDITIONAL DETAILS**

### **DIRECTIONS**

Using satellite navigation enter the postcode HD3 3DQ

### **VIEWING**

For an appointment to view, please contact the Huddersfield Office on 01484 651878

### **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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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

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**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

### **MAILING LIST**

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### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIMES**

#### **7 DAYS A WEEK**

Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm





## Simon Blyth Estate Agents

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