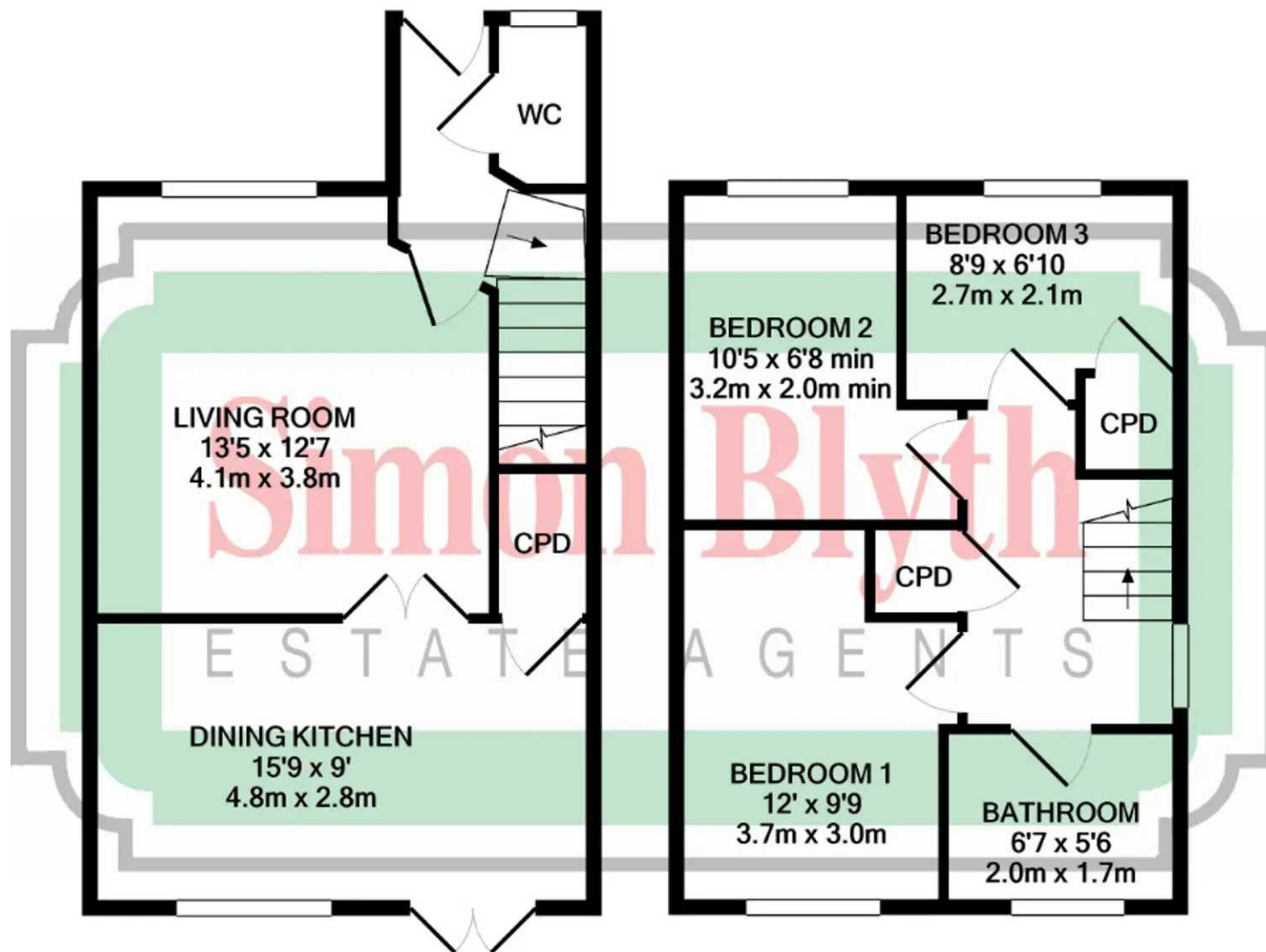




**Baton Drive, Lindley**

Huddersfield

Offers Over **£220,000**



LIVING ROOM  
13'5 x 12'7  
4.1m x 3.8m

DINING KITCHEN  
15'9 x 9'  
4.8m x 2.8m

WC

CPD

BEDROOM 2  
10'5 x 6'8 min  
3.2m x 2.0m min

BEDROOM 3  
8'9 x 6'10  
2.7m x 2.1m

CPD

CPD

BEDROOM 1  
12' x 9'9  
3.7m x 3.0m

BATHROOM  
6'7 x 5'6  
2.0m x 1.7m

GROUND FLOOR

1ST FLOOR

BATON DRIVE

Measurements are approximate. Not to scale. Illustrative purposes only  
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## 3 Baton Drive

Lindley, Huddersfield

A modern end town house constructed circa 2003 located on a small cul-de-sac just off Holly Bank Road and providing attractively presented and manageable accommodation with views to the rear stretching across to Grimescar Woods.

The property is located within this ever popular and desirable residential area within walking distance of Lindley's varied amenities including Lindley Infant & Junior School. The accommodation is served by a gas central heating system, PVCu double glazing and briefly comprises to the ground floor; entrance hall, downstairs w.c, living room and dining kitchen. To the first floor there are three bedrooms and family bathroom. Externally there is a driveway to the side providing off road parking and low maintenance garden to front and rear.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C











### Entrance hall

A composite panelled and sealed unit double glazed stained glass door opens into the entrance hall, this has a ceiling light point, central heating radiator and staircase rising to the first floor. From here access can be gained to the following:-

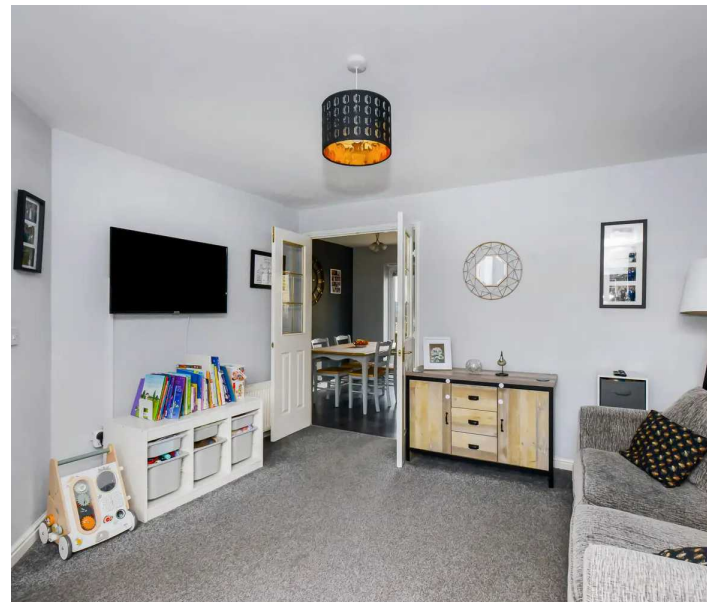
### Downstairs w.c.

With a frosted PVCu double glazed window, ceiling light point, central heating radiator and fitted with a suite comprising; pedestal wash basin with tiled splashback and low flush w.c.

### Living Room

13' 5" x 12' 7" (4.09m x 3.84m)

A comfortable reception room with a PVCu double glazed window, ceiling light point and central heating radiator. From the living room there are twin timber panelled and bevelled glass doors providing access to the dining kitchen.





### Dining Kitchen

15' 9" x 9' 0" (4.80m x 2.74m)

This is situated to the rear of the property and has PVCu double glazed windows and French doors all of which provide plenty of natural light and take advantage of a pleasant aspect stretching across to Grimescar Woods. There is a useful storage cupboard beneath the stairs, central heating radiator, two ceiling light points and fitted with a range of Shaker style base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, inset one and a half bowl single drainer sink with mixer tap, four ring gas hob with extractor hood over and electric oven, plumbing for automatic washing machine, plumbing for dishwasher and glazed display cupboard with glass shelving.

### First Floor Landing

With loft access, ceiling light point, PVCu double glazed window to the gable, central heating radiator and a cupboard which houses a Worcester gas fired central heating boiler installed in 2020. From the landing access can be gained to the following rooms:-





### Bedroom One

12' 0" x 9' 9" (3.66m x 2.97m)

A double room situated to the rear of the property with PVCu double glazed window enjoying views across to Grimescar Woods. There is a ceiling light point and central heating radiator.

### Bedroom Two

10' 5" x 6' 8" (3.18m x 2.03m)

With a PVCu double glazed window looking out to the front, ceiling light point and central heating radiator.

### Bedroom Three

8' 9" x 6' 10" (2.67m x 2.08m)

This is situated adjacent to bedroom two and has a PVCu double glazed window, ceiling light point, central heating radiator and useful storage cupboard including a cloaks rail situated over the bulkhead.

### Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)

With a ceiling light point, frosted PVCu double glazed window, central heating radiator, part tiled walls and fitted with a suite comprising; pedestal wash basin, low flush w.c. and panelled bath with bi-fold shower screen and mixer tap incorporating hand spray.









## GARDEN

To the front of the property there is a gravelled area whilst to the rear there is a larger garden which can also be accessed from the French doors in the dining kitchen and this has flagged and gravelled area immediately to the rear of the dining kitchen with steps down to a lawned garden with flagged patio and timber garden shed.

## OFF STREET

2 Parking Spaces

To the left hand side of the property there is a driveway providing off road parking.





## **ADDITIONAL INFORMATION**

### **DIRECTIONS**

Using satellite navigation enter the postcode HD3 3QJ

### **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**

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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

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

[huddersfield@simonblyth.co.uk](mailto:huddersfield@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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