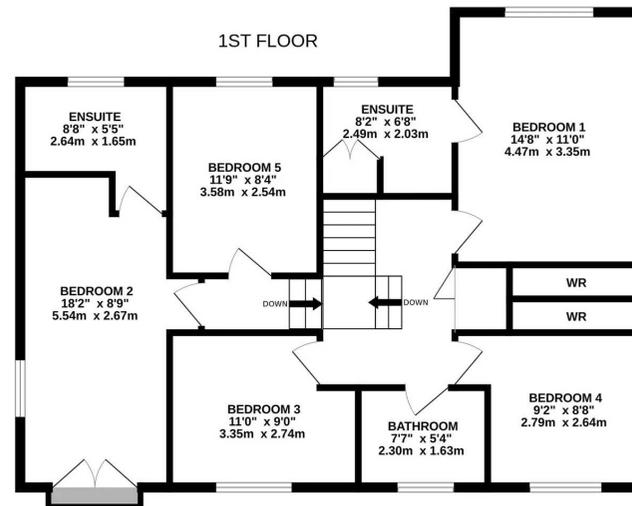
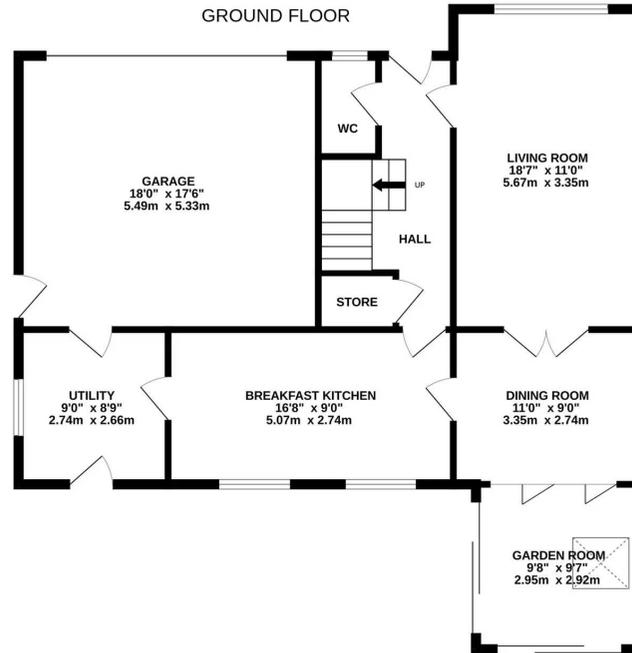




Holly Grove, Lindley

Huddersfield

Offers in Region of **£595,000**



HOLLY GROVE

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Holly Grove

Lindley, Huddersfield

Situated towards the head of the cul-de-sac a modern stone built five bedroom detached family house constructed by Conroy & Booth and providing a generous level well appointed accommodation over looking a well screened south facing rear garden. The property is located within this desirable and sought after residential area within walking distance of Lindley's varied amenities including the Junior and Infant school and just a short drive of Junction 24 of the M62 Motorway (Leeds 18 Miles, Manchester 28 Miles).

The accommodation is served by a gas central heating system, timber and PVCu double glazing, solar panels and briefly comprising to the ground floor; entrance hall, downstairs w.c., living room, dining room, garden room, breakfast kitchen and utility room. To the first floor a landing leads to five bedrooms (two with ensuite), family bathroom, useful boarded loft space whilst externally there is a tarmac driveway proving off road parking for three cars parked side by side, double garage and gardens laid out to front and rear.

Council Tax band: F

Tenure: Freehold





Entrance Hall

A Swedoor opens into the entrance hall. The hallway has oak flooring, inset LED downlighters, ceiling coving, central heating radiator and a useful storage cupboard which continues under the staircase. From the hallway access can be gained to the following rooms:-

Downstairs w.c.

6' 6" x 3' 7" (1.98m x 1.09m)

With a frosted sealed unit double glazed window, inset ceiling downlighters, oak flooring, part tiled walls, chrome ladder style heated towel rail and fitted with a suite comprising; wall hung hand wash basin with chrome monobloc tap and wall hung w.c. with concealed cistern.

Living Room

18' 7" x 11' 0" (5.66m x 3.35m)

A comfortable and well proportioned reception room which is situated to the front of the property and has sealed unit double glazed windows looking out across the garden, there is ceiling coving, two wall light points, two central heating radiators and as the main focal point of the room there is a feature fireplace with a composite surround and home to a coal effect pebble gas fire which rests on a slightly raised hearth. From the living room there are twin timber and glazed doors which give access to the dining room.

Dining Room

11' 0" x 9' 0" (3.35m x 2.74m)

This has a timber and glazed door leading to the breakfast kitchen and a timber and glazed bi-fold doors giving access to the garden room. There is a ceiling light point, ceiling coving, two wall light points and a central heating radiator.



Garden Room

9' 8" x 9' 7" (2.95m x 2.92m)

With two PVCu double glazed sliding patio doors to the rear and side elevations with further natural light coming from a large velux double glazed window, there are inset LED downlighters, two wall light points, vertically hung column style radiator and tiled flooring.

Breakfast Kitchen

16' 8" x 9' 0" (5.08m x 2.74m)

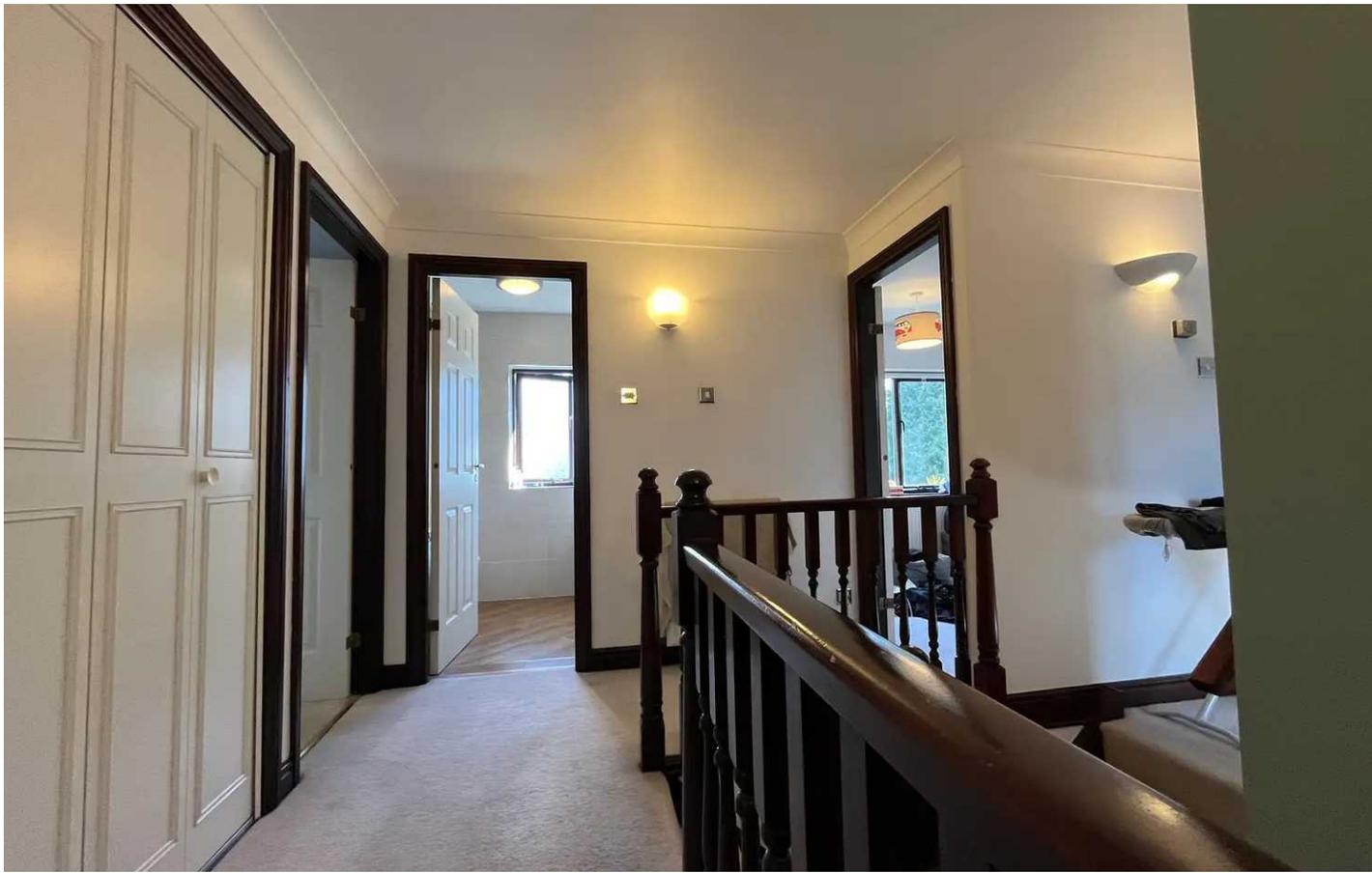
This is situated adjacent to the dining room and has sealed unit double glazed windows looking out over a south facing rear garden with three ceiling light points, Amtico flooring, two central heating radiators and fitted with a generous range of light oak faced shaker style base and wall cupboards, drawers, pan drawers, and complimented by contrasting overlying granite worktops which extend to form a breakfast bar together with tiled splashbacks, there is a glazed display cupboard with shelving and downlighters, inset one and a half bowl Franke stainless steel sink with chrome monobloc tap, Neff four ring induction hob with matching extractor hood over, Neff electric double oven, integrated Neff dishwasher, integrated fridge and to one side a door provides access to the utility room.

Utility Room

9' 0" x 8' 9" (2.74m x 2.67m)

With a PVCu double glazed window to the side elevation and a PVCu and sealed unit double glazed door providing access to the rear garden. There are inset LED downlighters, courtesy door to the double garage, Amtico flooring and base and wall cupboards matching those of the kitchen with one housing a Vaillant gas fired central heating boiler, there are contrasting worktops with an inset single drainer stainless steel sink with chrome mixer tap and undercounter space for washing machine and tumble dryer.





First Floor Landing

With loft access, three wall light points, central heating radiator, cloaks cupboard with hanging rail. From the landing access can be gained to the following rooms:-

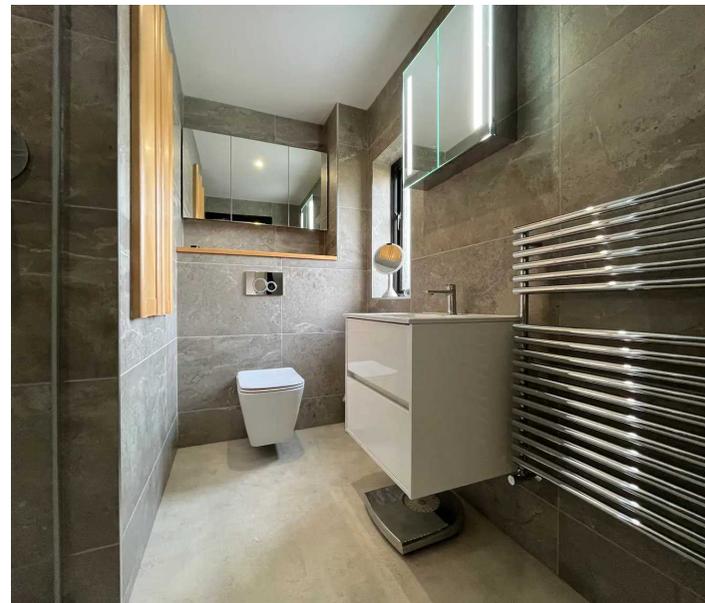
Bedroom One

14' 8" x 11' 0" (4.47m x 3.35m)

With uPVC double glazed windows looking out over the front garden, there are inset LED downlighters, central heating radiator and a bank of fitted wardrobes with pelmet downlighters. To one side a door gives access to an ensuite shower room.

Ensuite

This was refitted in May 2023 and has floor to ceiling tiled walls, chrome ladder style heated towel rail, useful storage cupboard over the bulkhead, chrome ladder style heated towel rail, extractor fan, there are inset LED downlighters and fitted with a suite comprising; wall hung vanity unit incorporating wash basin with chrome monobloc tap, wall hung w.c. with concealed cistern and large tiled shower cubicle with sliding glass door and chrome shower fitting.



Bedroom Two

18' 2" x 8' 9" (5.54m x 2.67m)

With sealed unit double glazed window and french doors with Juliette balcony, laminate flooring, vertically hung column style radiator and recess ideal for wardrobe placement. There is a loft hatch with a retractable aluminium ladder leading to a boarded loft space with two wall lights, central heating radiator and a velux double glazed window. To one side of the bedroom a door gives access to an ensuite shower room.

Ensuite Shower Room

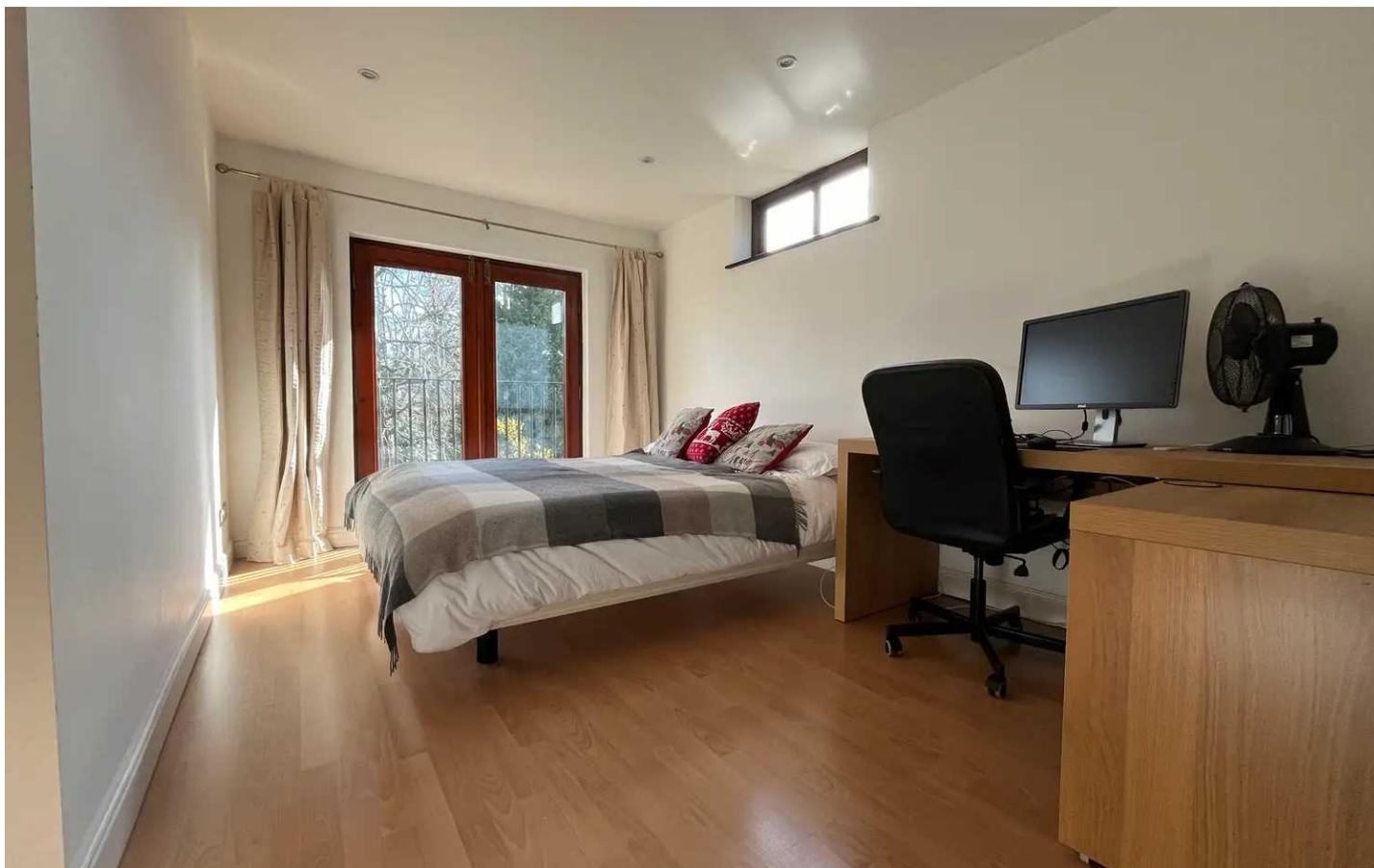
8' 8" x 5' 5" (2.64m x 1.65m)

With a sealed unit double glazed window, inset LED downlighters, part tiled walls, Amtico flooring, ladder style heated towel rail and fitted with a suite comprising; wall hung hand wash basin with chrome monobloc tap, low flush w.c. and corner shower cubicle with glass door and chrome shower fitting.

Bedroom Three

11' 0" x 9' 0" (3.35m x 2.74m)

Having a sealed unit double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and recess ideal for wardrobe placement.





Bedroom Four

9' 2" x 8' 8" (2.79m x 2.64m)

With a sealed unit double glazed window looking out over the rear garden, ceiling light point, central heating radiator and having a bank of fitted wardrobes.

Bedroom Five

11' 9" x 8' 4" (3.58m x 2.54m)

This is currently utilized as an office and has a sealed unit double glazed window looking out to the front, ceiling light point, central heating radiator and laminate flooring.

Bathroom

7' 7" x 5' 4" (2.31m x 1.63m)

With a frosted sealed unit double glazed window, ceiling light point and ceiling downlighters, floor to ceiling tiled walls, Amtico flooring, chrome ladder style heated towel rail and fitted with a suite comprising; wall hung vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and a Laufen panelled bath with chrome monobloc tap, bi-fold shower screen and electric shower fitting over.



GARDEN

To the front of the property there is a lawned garden with a flagged pathway leading down the right hand side of the house with a timber hand gate part way down and this leads to a well screened south facing rear garden which is predominantly lawned together with a stone flagged patio and pathway, there is outside lighting, outside power point and planted trees, flowers and shrubs.

OFF STREET

3 Parking Spaces

To the front of the property there is a tarmac driveway providing off road parking for three cars parked side by side, this in turn provides access to a double garage.

GARAGE

Double Garage

The garage measures 18'0 x 17'6, this has a sectional door, courtesy door giving access to the utility room and a further door giving access to the side of the house. There is both light and power.



ADDITIONAL INFORMATION

DIRECTIONS

Using satellite navigation enter the postcode HD3 3NS

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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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.

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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



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