



cornerstone
ESTATE AGENTS

Smithy Close
Lindley, Huddersfield



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£1,000 PCM / BOND £1,150

THIS STYLISH NEW BUILD HOME OFFERS ALL ONE WOULD EXPECT HAVING STARK WHITE DÉCOR MEETING FRESHLY LAID GREY CARPETS THROUGHOUT WHILST THE WET ROOMS AND KITCHEN HAVE FLOORING FOR EASY MAINTENANCE. THE BATHROOM, ENSUITE SHOWER, CLOAKROOM AND KITCHEN ARE ALL CONTEMPORARY AND THE PROPERTY IS SERVICED BY AN ENCLOSED REAR GARDEN LAID TO LAWN WITH 2 DRIVEWAY PARKING SPACES.

HALLWAY

Presenting the staircase to the first floor and door to the dining kitchen, there is a storage cupboard for outdoor garments.

DINING KITCHEN

17' 0" x 10' 0" (5.18m x 3.05m) approx.

Ultra stylish having built in appliances and ample space to dine making this an ideal space to entertain guests a door opens to the cloakroom and door to lounge.

CLOAKS

Having never been used the cloakroom comprises low level WC and wash hand basin.

LOUNGE

13' 1" x 11' 0" (3.99m x 3.35m) approx.

A good size lounge that is flooded with natural light courtesy of the French doors that pen out to the garden.

LANDING

Offering access to the two bedrooms and house bathroom. There is a staircase rising to the second floor.

BEDROOM 2

13' 1" x 11' 0" (3.99m x 3.35m) approx.

Overlooking the rear garden this double room offers ample space for a full range of free standing furniture.

BEDROOM 3

10' 0" x 7' 0" (3.05m x 2.13m) approx.

A generous single room that is situated to the front of the property.

BATHROOM

A three piece bathroom suite comprising bath, low level WC and wash hand basin.

BEDROOM 1

22' 0" reducing to 21' 0" x 10' 0" reducing to 8' 0" (6.71m x 3.05m) approx.

Located on its own floor therefore having a great deal of privacy the master bedroom feels luxurious and is served by an ensuite shower room.

OUTSIDE

The property boasts an enclosed garden laid to lawn with patio area whilst to the front there is a tandem driveway.





PROPERTY MANAGEMENT ACT 1981. The agent has not tested any appliances, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The agent is not able to advise on the condition of any of the Professional Buyer. With regard to the Terms of the property, any details or information supplied by the vendor. The agent has not had the opportunity to inspect the condition of any property before travelling any distance to view. MERCHANTABILITY. All measurements are for general guidance purposes only and are approximate. Due to variations and conditions of nature and physical (natural elements), natural elements contained in the particulars may not be relied upon for ordering or price. Furthermore,

