Wm Sykes & SON EST. 1866

Offers in the region of

£270,000



20 Smithy Way, Lindley

Offers in the region of £270,000 for 100% ownership or £132,500 for 50% shared ownership (subject to eligibility checks)

The current owner purchased this 3 bedroomed semi-detached property from new in 2021 on a shared ownership basis. You now have the opportunity to purchase the whole 100% ownership, or 50% shared ownership with Yorkshire Housing (subject to their eligibility checks). The property is located on this well regarded modern residential development which is conveniently located for access to local schools, shops and amenities in near by Lindley and Salendine Nook, and is within a short drive of the M62 at junctions 23 & 24.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

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Slaithwaite
Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
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Accommodation:
The front entrance door opens into:-

GROUND FLOOR



Hallway
A welcoming entrance with wood effect flooring, staircase rising to the first floor, and a cupboard houses the telecoms & consumer unit.





Lounge 14'0" x 12'1" (8'10" min)
Having a window to the front and wood effect flooring.



W.C. 5'9" x 3'4"
Located between the lounge and dining kitchen and fitted with a white suite comprising a low flush w.c. and pedestal wash basin. It has wood effect flooring and an extractor fan.









Dining Kitchen **15'6" x 9'5"**
Fitted with a good range of wall and base units with worksurfaces which incorporate a 1½ bowl stainless steel sink with mixer tap. There is a 4-ring gas hob with extractor hood over, electric oven, and space for a washing machine and fridge/freezer. There is a window and French doors to the rear, wood effect flooring, and access to a very useful under stairs storage cupboard.

FIRST FLOOR

Landing
With access to the loft.





Bedroom 1 **15'5" x 9'2" (11'2" max)**
A spacious double bedroom with window to the front, and French doors opening to a Juliette balcony.



Bedroom 2 **10'10" x 8'7"**
Another double bedroom with window offering far reaching views to the rear. It is laid with wood effect flooring.



Bedroom 3 **11'7" x 6'7"**
This is a good sized single bedroom with views to the rear and wood effect flooring.



Bathroom **6'7" x 5'6"**
Fitted with a modern white suite comprising panelled bath with Aqualisa shower and screen over, pedestal wash basin, and a low flush w.c. There is an extractor fan, tiled walls, around the bath/showering area, and then laid with wood effect flooring.

20 Smithy Way, Lindley, Huddersfield, HD3 3ZD









OUTSIDE

To the front of the house you will find parking for 2 vehicles, and a paved pathway leading to the front door. French doors open at the rear to a paved patio, timber garden shed, and lawned garden all enclosed by timber fencing. There is an external water tap, and sensor operated lighting.

Viewing

By appointment with Wm. Sykes & Son.

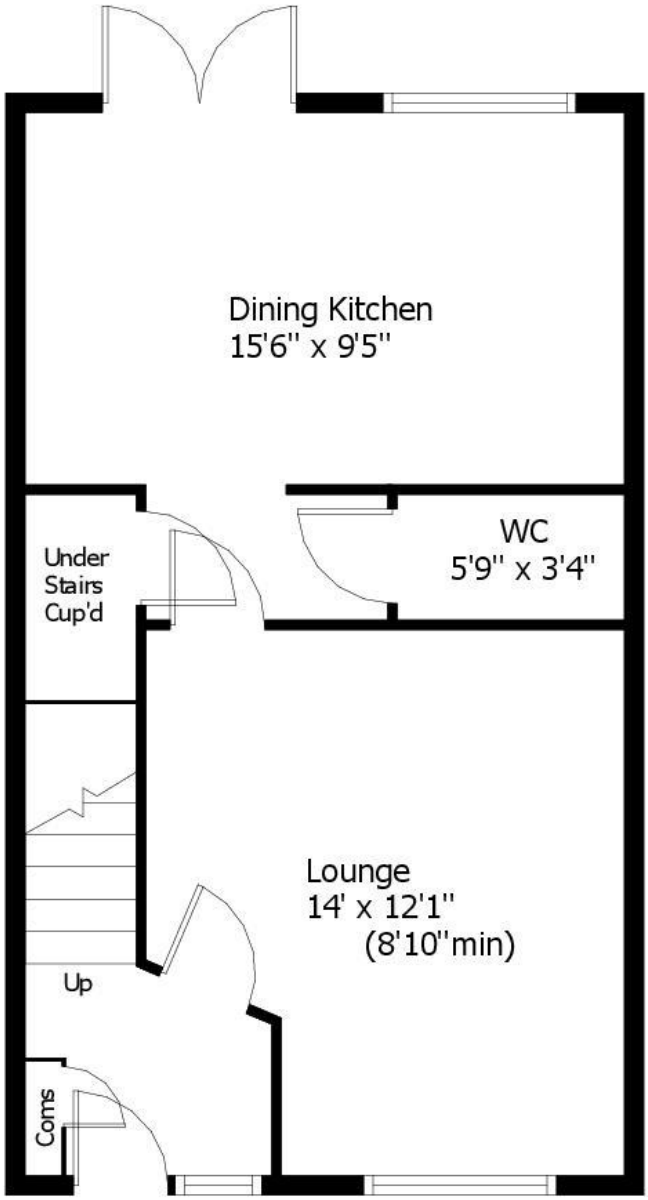
Location

From Salendine Nook Shopping Centre, proceed up Moor Hill Road and after a while, turn left up Crosland Road and Smithy Way will be found after a short distance on the left.

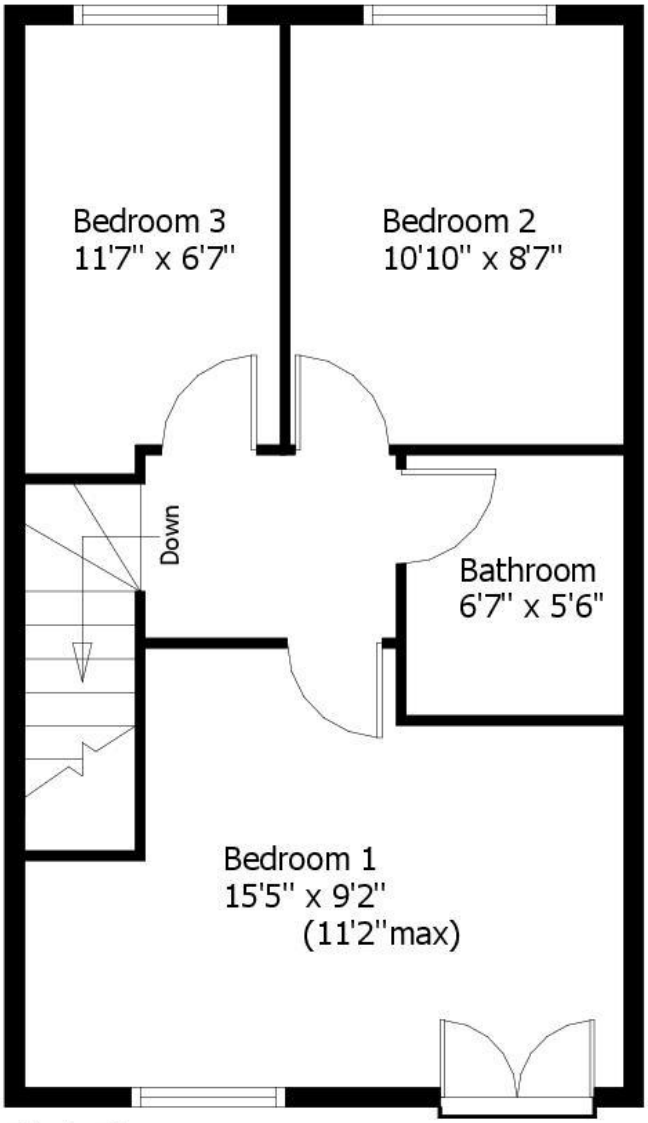
Additional Information

- Council Tax – Band C
- Tenure – Leasehold – on the 50% shared ownership, the current ground rent is £371pcm as payment to rent the other 50% from Yorkshire Housing.
- Energy Rating 84 (Band B)
- Utilities:-
    - Water – mains
    - Drainage - mains
    - Gas – mains
    - Electricity - mains
    - Heating – gas fired central heating
    - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows a 'ultrafast' broadband service in the area, and mobile coverage is available with several providers.

20 Smithy Way, Lindley



Ground Floor



First Floor

This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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