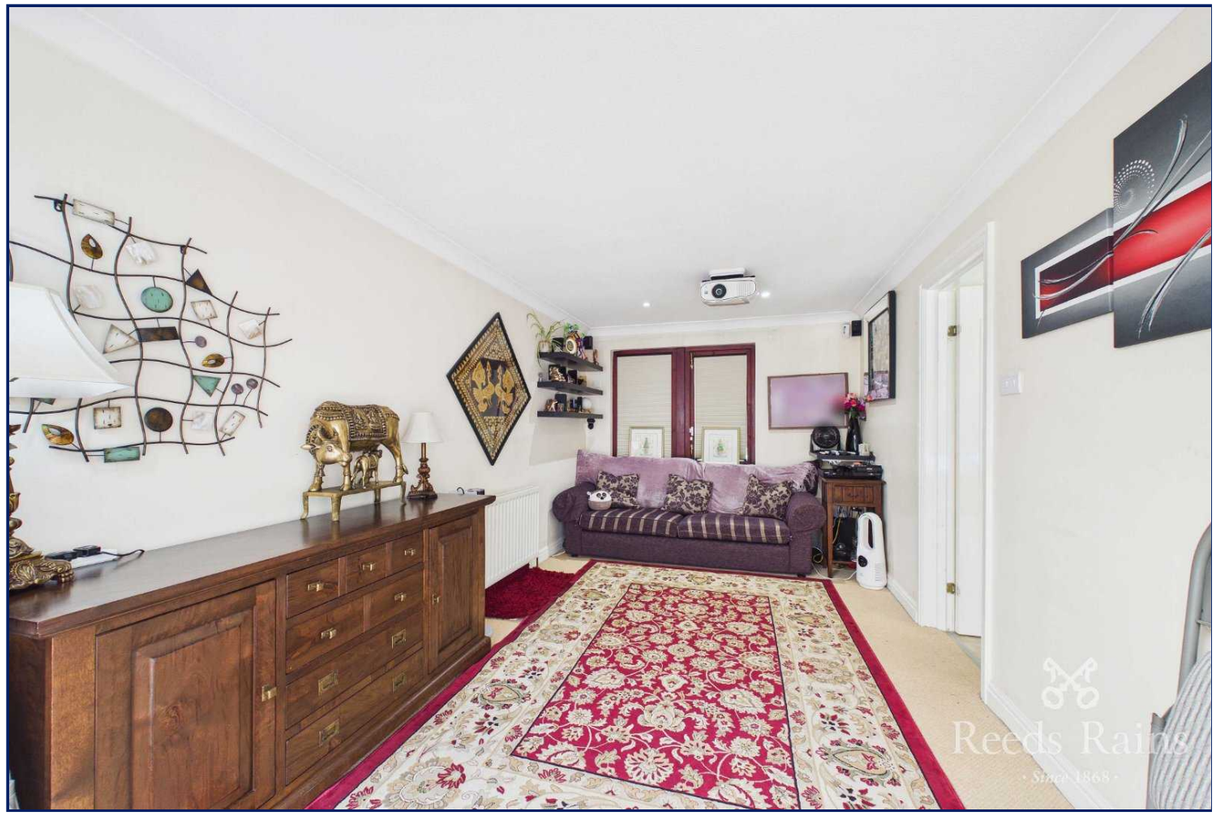
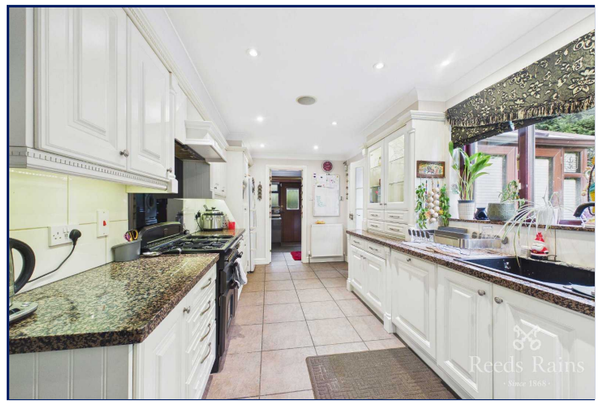
















Hall Lee Fold, Lindley,
Huddersfield, West Yorkshire, HD3

Reeds Rains

Offers Over: £650,000
Freehold

reedsrains.co.uk

53 Hall Lee Fold, Lindley, Huddersfield, West Yorkshire, HD3

Offers Over: £650,000

Council Tax Band: G
EPC Rating: TBC

An EXTENSIVE and VERY GENEROUS 6 bedroom STONE BUILT MODERN DETACHED EXECUTIVE FAMILY HOME, which enjoys an ENVIABLE TUCKED AWAY CUL-DE-SAC POSTION within this select development, all located within WALKING DISTANCE of the vibrant and desirable Lindley Village and HIGHLY REGARDED PRIMARY SCHOOL.

Property Description
Making an ideal purchase for any growing family requiring space, this IMPRESSIVE HOME enjoys a well established plot POSITION within this HIGHLY REGARDED LOCATION, well placed for numerous daily amenities, well regarded local schools, Huddersfield Royal Infirmary and Junction 24 of the M62. The property offers further DEVELOPEMENT POTENTIAL with FULL APPROVED PLANNING PERMISSION to extend the house further if required (see notes). Tastefully appointed throughout, the property includes a MODERN FITTED KITCHEN and BATHROOM SUITES and also incudes an recently fitted Mitsubishi Ecodan air-source heat pump and Solar energy system Solar panels. In the addition to the generous living accommodation, the property includes WELL TENDED ENCLOSED GARDENS, a DUAL DRIVEWAY and INTEGRAL DOUBLE GARAGE. FULL INSPECTION A MUST!!

Ground Floor

Entrance Hall

Cloakroom/WC

Kitchen
16'10" x 8'11" (5.13m x 2.72m)
Fitted with an extensive selection of modern white base and wall units with a working area incorporating a sink and drainer with mixer taps above. Including a free-standing stove style cooker and integrated dishwasher.

Conservatory
9'1" x 8'10" (2.77m x 2.7m)
Leading directly from the Kitchen, a pleasant uPVC Conservatory over-looking the rear garden.

Utility Room
9'1" x 8'9" (2.77m x 2.67m)
A excellent size and very useful separate Utility Room which provides access into the Integral Garage.

Dining Room
11'3" x 10' (3.43m x 3.05m)
A formal Dining Room including sliding patio doors opening directly to the raised rear patio/seating area.

Living Room
17'9" x 11'2" (5.4m x 3.4m)
A spacious main Reception Room, positioned to the front of the property.

Family Room
15'3" x 9'3" (4.65m x 2.82m)
A delighted additional Reception Room which opens directly into the Sun Lounge.

Sun Lounge
8'11" x 8'10" (2.72m x 2.7m)

First Floor Landing
Spacious landing with fitted wardrobes and additional storage cupboards.

Bedroom 1
14'7" x 11'1" (4.45m x 3.38m)
Spacious double bedroom with fitted bedroom furniture.

En-Suite Shower Room
8'4" x 4'10" (2.54m x 1.47m)
A stylish modern white three piece suite comprising double shower cubicle, low flush WC and hand wash basin.

Bedroom 2
11'3" x 8'7" (3.43m x 2.62m)
Spacious double bedroom.

En-Suite Bathroom
8'3" x 5'7" (2.51m x 1.7m)
A stylish modern white three piece suite comprising panelled bath with shower and side screen, low flush WC and vanity sink unit.

Bedroom 3
12' x 9'4" (3.66m x 2.84m)
Spacious double bedroom with fitted bedroom furniture.

En-Suite Shower Room
9'3" x 2'11" (2.82m x 0.9m)
A modern white three piece suite comprising shower cubicle, low flush WC and hand wash basin.

Bedroom 4
11'3" x 8'6" (3.43m x 2.6m)
Spacious double bedroom with fitted bedroom furniture.

Bedroom 5
9'1" x 8'10" (2.77m x 2.7m)

Bedroom 6
8'8" x 5'10" (2.64m x 1.78m)

Family Bathroom
8'2" x 5'10" (2.5m x 1.78m)
A stylish modern white three piece suite comprising panelled bath with shower and side screen, low flush WC and vanity sink unit.

Outside
Positioned towards the head of the development and at the end of the cul-de-sac, a dual driveway provides off-road parking and access into a DOUBLE INTEGRAL GARAGE. A larger more established gardens extends to the rear and is mainly lawned with an elevated seating area with artificial lawn. The garden enjoys good privacy, enclosed with mature

For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk