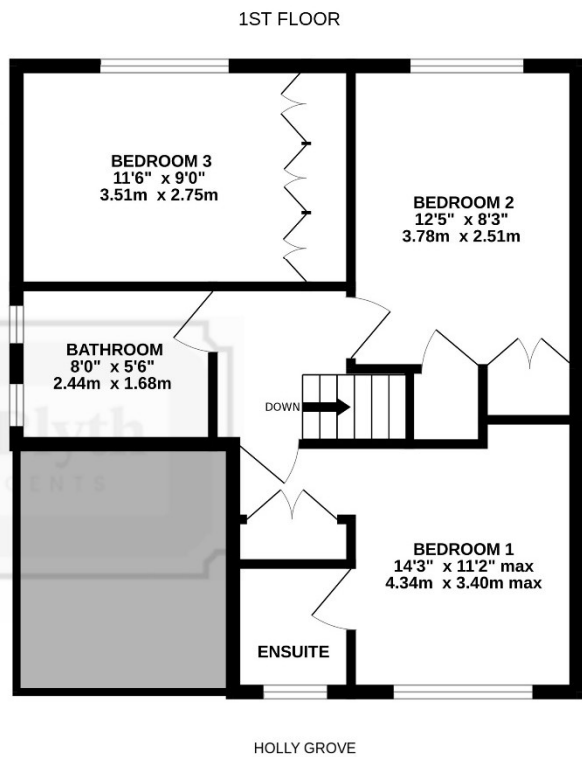
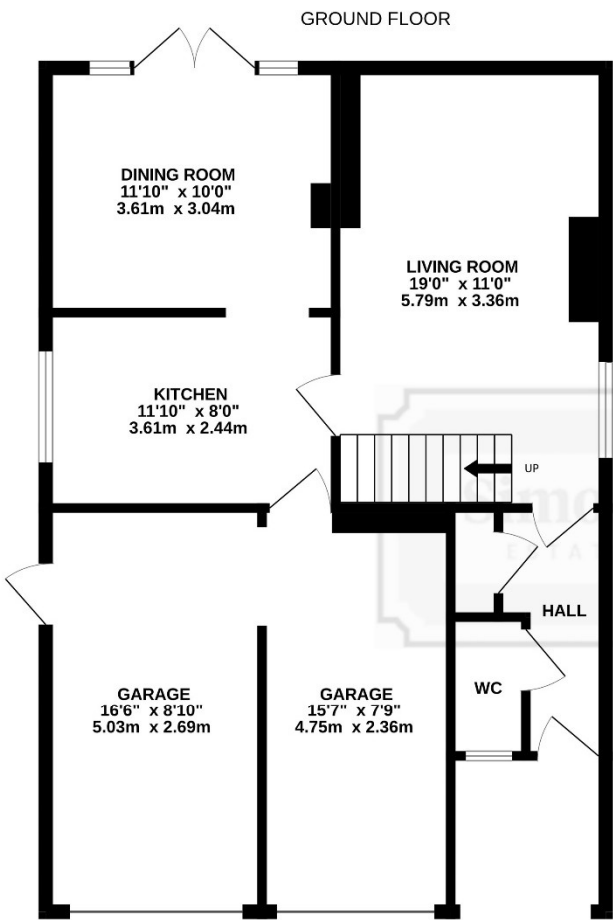




20a Holly Grove, Lindley, HD3 3NS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

Available with vacant possession with no onward chain, a three double bedroom (master en-suite) detached house with double garage located in one corner of a cul-de-sac with generous gardens laid out to the side and rear with potential to extend.

The property is located within a popular and well-regarded residential area within walking distance of Lindley Junior and Infant school, shops, restaurants and bars and just a short drive from junction 24 of the M62 linking East Lancashire to West Yorkshire. There is a gas central heating system, uPVC double glazing and briefly comprising to the ground floor entrance hall, downstairs w.c., living room, dining room and kitchen. First floor landing leading to master bedroom with en-suite shower room, two further double bedrooms and bathroom. Externally there is a double width printed concrete driveway which provides off-road parking and in turn gives access to the double garage. There is a pathway down the left-hand side of the property leading to a generous rear garden which extends down one side and is predominately lawned together with a printed concrete patio, planted trees, flowers and shrubs.

Offers Around £395,000

GROUND FLOOR

COVERED OPEN ENTRANCE PORCH

With a ceiling light point.

ENTRANCE HALL

With a uPVC and frosted double glazed door, ceiling light point, ceiling coving, central heating radiator, cloaks cupboard with fitted hanging rail, laminate flooring and with doors giving access to a downstairs w.c. and living room.

DOWNSTAIRS W.C.

Measurements- 5'8" x 2'7"

With a frosted uPVC double glazed window, ceiling light point, ceiling coving, part tiled walls, central heating radiator and fitted with a suite comprising pedestal wash basin and low flush w.c.

LIVING ROOM

Measurements- 19'0" x 11'0"

A well-proportioned reception room which has a uPVC double glazed window looking out over the rear garden with further natural light from a uPVC double glazed window to the side elevation and this looks across the side garden. There are two ceiling light points, ceiling coving, central heating radiator, as the main focal point of the room there is a feature fireplace with marble surround and home to a remote-control flame effect electric fire resting on a marble hearth. To one end a spindled staircase rises to the first floor and to one side a door gives access to the kitchen.





KITCHEN

Measurements- 11'10" x 8'0"

With a uPVC double glazed window to the side elevation, courtesy door to the double garage, ceiling light point, ceiling coving, central heating radiator, serving hatch to the dining room and fitted with a range of white gloss base and wall cupboards, drawers, overlying worktops with tiled splashbacks, inset one and a half bowl single drainer stainless steel sink with chrome mixer tap, Samsung four ring halogen hob with extractor hood over and Neff stainless fan assisted oven beneath, there is under counter space for a fridge and adjacent to the serving hatch an archway leads to the dining room.



DINING ROOM

Measurements – 11'10" x 10'0"

With uPVC double glazed windows and central French doors providing the room with plenty of natural light and giving access to the rear garden. There is a ceiling light point, ceiling coving and central heating radiator.



FIRST FLOOR

LANDING

With loft access and central heating radiator. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 14'3" maximum x 11'2" maximum

With a uPVC double glazed window with views across to Grimescar Woods. There is an inset ceiling spotlight, ceiling coving, three wall light points, central heating radiator, fitted twin panelled door wardrobe and to one side a door gives access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements- 4'7" x 5'3"

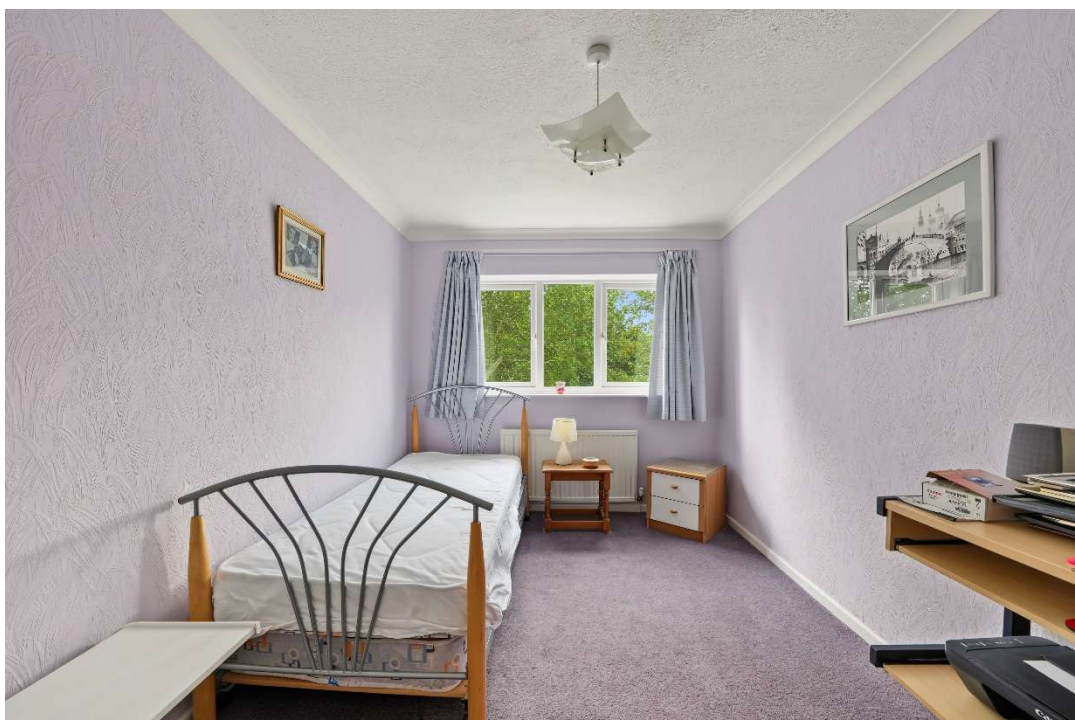
With a frosted uPVC double glazed window, ceiling light point, ceiling coving, part tiled walls, central heating radiator and fitted with a suite comprising pedestal wash basin, low flush w.c. and shower cubicle with Mira 88 shower fitting.



BEDROOM TWO

Measurements- 12'5" x 8'3"

This has a uPVC double glazed window looking out across the rear garden, there is a ceiling light point, ceiling coving, cylinder cupboard and recess twin panelled door wardrobe.



BEDROOM THREE

Measurements- 11'6" x 9'0"

With a uPVC double glazed window looking out over the rear garden, there is loft access, ceiling coving, three wall light points, two sets of twin panelled door wardrobes, fitted dressing table with drawers beneath and bedside table.



BATHROOM

Measurements- 8'0" x 5'6"

With two frosted uPVC double glazed windows, ceiling light point, part tiled walls, central heating radiator, laminate flooring and fitted with a suite comprising panelled bath, pedestal wash basin and low flush w.c.



OUTSIDE

PARKING

To the front of the property there is a printed concrete driveway which provides off-road parking and in turn leads to a double garage.

DOUBLE GARAGE

This is split by a central wall with each measuring 15'7" x 7'9" and 16'6" x 8'10". With two up and over doors, power, light, plumbing for automatic washing machine, wall mounted Baxi gas fired central heating boiler and with uPVC door to one side giving access to the left-hand side of the property and with a courtesy door giving access to the kitchen.

GARDENS

These are laid out to the side and rear with a printed concrete patio across the rear elevation and part way down one side together with lawn, planted trees, flowers and shrubs together with a dry-stone wall at the foot of the garden.







ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Property tenure – Freehold

Council tax band – E

Directions- Using satellite navigation enter the postcode HD3 3NS

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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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

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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.

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OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



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