



**Pye Road, Huddersfield, HD3 3ZX**  
**£475,000**

**E&H** Holmes  
ESTATE AGENTS

This impressive, five/six bedroom, detached home is located on this popular residential development in Lindley. Offering extensive flexible accommodation this house would make a fantastic purchase for a growing family with an en-suite bedroom and snug to the ground floor meaning the property could be ideally suited for multi-generational living. Immaculately presented throughout with modern kitchen and bathrooms along with a landscaped garden this house is truly designed to suit the needs of modern family living.

The accommodation, in brief, comprises: Entrance hall, guest bedroom with en-suite and snug/bedroom six to the ground floor. On the first floor is the spacious through lounge, dining kitchen and utility room. The master bedroom with en-suite is located on the second floor with three further bedrooms and the house bathroom. There is driveway parking for two cars leading to the detached garage and an open lawn to the front. The rear garden has been landscaped with patio, artificial lawn and bespoke timber seating areas.



## Ground Floor:

### Entrance Hall

Large understairs cupboard. Tiled flooring. Radiator. Composite door to front elevation.

### Guest Bedroom 9'9" x 9'0" (2.984 x 2.753)

Radiator. UPVC double glazed window to front elevation.

### En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Extractor fan. Radiator.

### Snug/Study 8'11" x 11'3" (2.738 x 3.445)

Multi purpose room currently used as a games room / snug. Radiator. UPVC double glazed window to front elevation.

## First Floor:

### Landing

UPVC double glazed window to front elevation.

### Lounge 22'10" x 11'4" (6.965 x 3.466)

Two radiators. UPVC double glazed French doors leading to garden. UPVC double glazed window to front elevation.

### Dining Kitchen 22'9" x 8'11" (6.942 x 2.735)

Fitted kitchen with a range of wall and base units. Stainless steel one and a half bowl sink. Electric eye level oven. Gas hob. Stainless steel and glass cooker hood. Plumbing for dishwasher. Integrated fridge / freezer. Radiator. UPVC double glazed French doors to rear elevation. UPVC double glazed window to front elevation.

### Utility Room 5'10" x 6'3" (1.791 x 1.913)

Base units. Stainless steel sink. Plumbing for washing machine. Space for dryer. Radiator. UPVC double glazed window to rear elevation.

## Second Floor:

### Landing

Stairs leading from first floor landing. Loft access. Cupboard. Radiator.

### Bedroom One 10'8" to wardrobes x 11'5" (3.254 to wardrobes x 3.484)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

### En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Extractor fan. Radiator. UPVC double glazed window to front elevation.

### Bedroom Two 12'1" max x 9'2" max (3.704 max x 2.809 max)

Radiator. UPVC double glazed window to rear elevation.

### Bedroom Three 10'4" x 8'3" (3.158 x 2.521)

Radiator. UPVC double glazed window to front elevation.

### Bedroom Four 10'0" x 8'3" (3.069 x 2.520)

Radiator. UPVC double glazed window to rear elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Partially tiled. Extractor fan. Radiator. UPVC double glazed window to rear elevation.

### Detached Garage

Up and over doors. Power. Light.

### Parking

Driveway parking for two cars.

### Front Garden

Open lawn garden.

### Rear Garden

Landscaped rear garden with large patio entertaining area and steps leading to an artificial lawn with bespoke, timber corner seating area and raised flower beds.

### Council Tax Band

E

### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

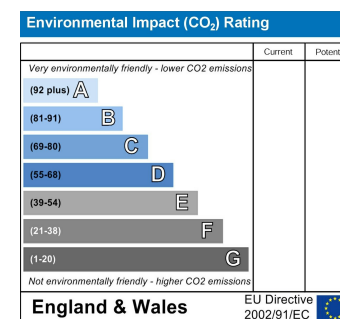
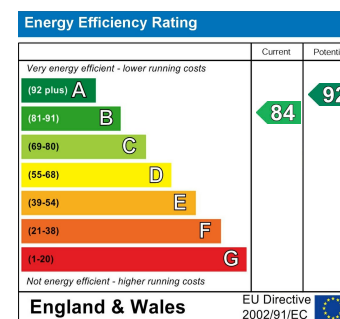
The three words designated to this property is: traps.factor.list

### Service Charge For Communal Areas

Approx. £90.00 bi-annually.

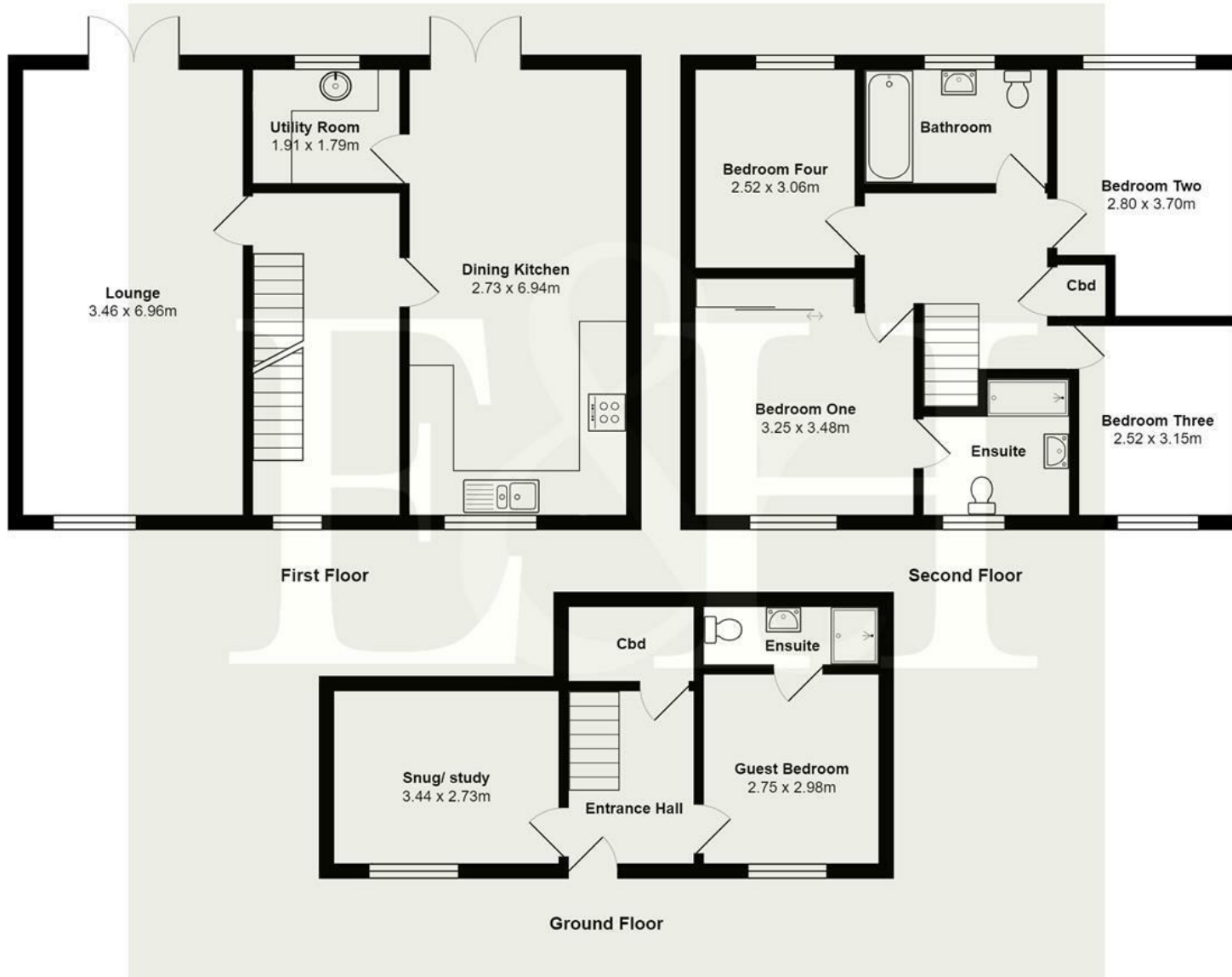
### Disclaimer

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All measurements are approximate and for display purposes only