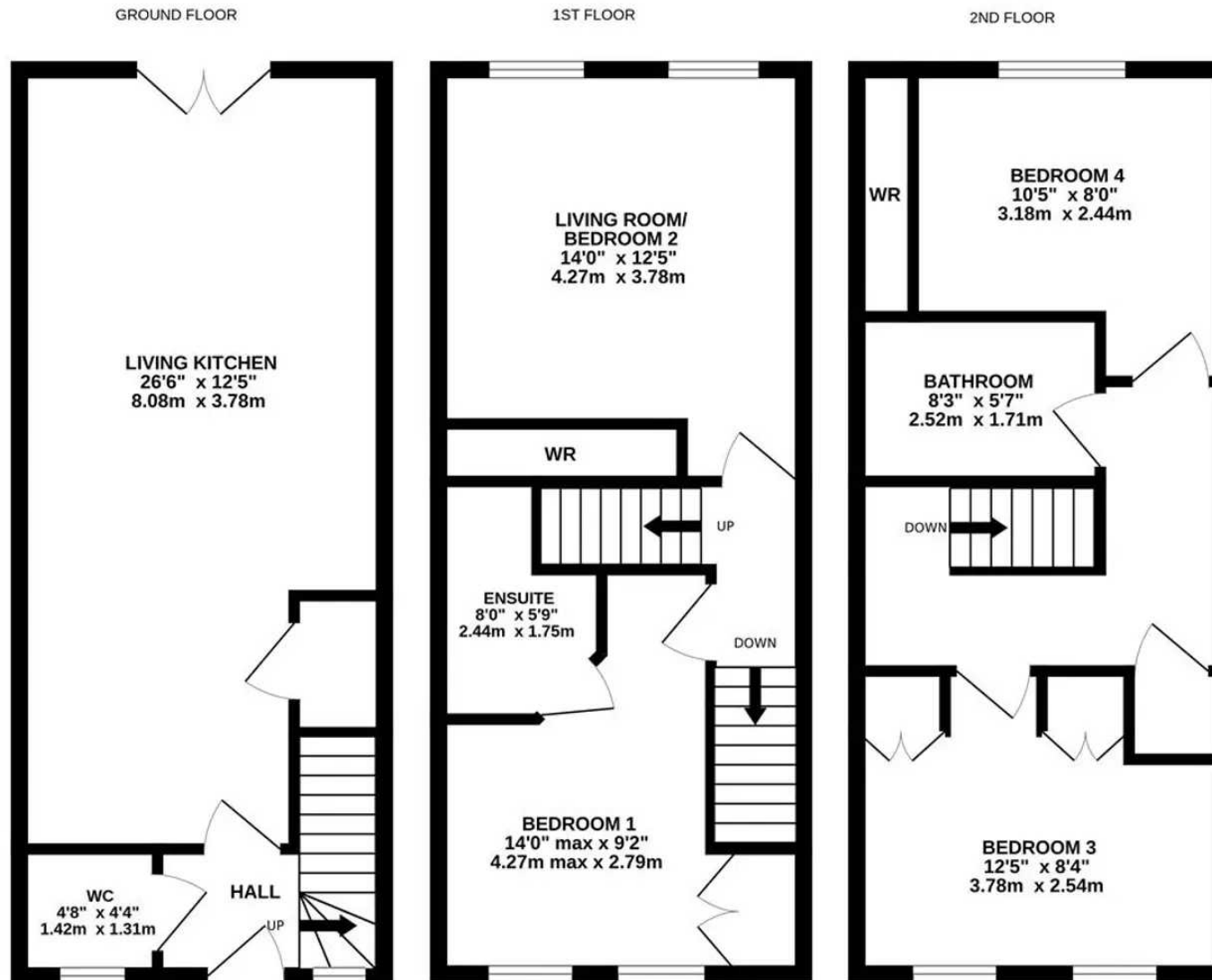




**Blackthorn Drive, Lindley**

Huddersfield

Fixed Price **£265,000**



BLACKTHORN DRIVE

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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## Blackthorn Drive

Lindley, Huddersfield

NO UPPER CHAIN! Modern 3-storey semi-detached house in sought-after area near Lindley amenities & M62. Spacious living space, gas central heating, PVCu double-glazing, security alarm. 4 double bedrooms, 2 with ensembles. Low maintenance gardens, driveway, single garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- NO UPPER CHAIN
- 4 Bedroom semi detached home
- Flexible living space
- Ideally located within Lindley's varied amenities and a short drive to Junction 24 of M62

**Simon Blyth**  
ESTATE AGENTS



### ENTRANCE HALL

A composite panelled and frosted glazed door opens into to an entrance lobby, this has a PVCu double glazed window, ceiling light point, ceiling coving, tiled floor and to one side a staircase rises to the first floor. From the lobby access can be gained to the following:-

### DOWNSTAIRS W.C

Dimensions: 1.42m x 1.32m (4'8 x 4'4). With a frosted PVCu double glazed window, inset ceiling downlighters, part tiled walls, tiled floor, central heating radiator, wall mounted Ideal gas fired central heating boiler and fitted with a suite comprising; pedestal wash basin with chrome mixer tap and low flush w.c.



## LIVING KITCHEN

Dimensions: 8.08m x 3.78m (26'6 x 12'5). As the dimensions indicate this is a particularly generous space ideal for modern family living and having a stylish modern kitchen area which has a good range of matte grey shaker style base and wall cupboards, drawers, these are complimented by contrasting overlying quartz worktops with herringbone tiled splashbacks, there is an inset sink with extending monobloc tap, Bosch four ring induction hob with extractor hood over, Bosch integrated electric fan assisted oven and combi oven, integrated fridge, integrated freezer, integrated baumatic dishwasher and integrated Hotpoint washer dryer. There is concealed lighting beneath the wall cupboards, central heating radiator, kick space heater, tiled floor, inset ceiling downlighters and a useful storage cupboard beneath the stairs. The living section is carpeted with two PVCu double glazed windows with central French doors giving access to the rear garden and providing the room with plenty of natural light. There is a ceiling light point, ceiling coving and vertically hung central heating radiator.





### **FIRST FLOOR LANDING**

With ceiling light point, ceiling coving, central heating radiator and staircase rising to the second floor. From the landing access can be gained to the following rooms:-

### **BEDROOM ONE**

Dimensions: 4.27m x 2.79m max (14'0 x 9'2 max). A double room with two PVCu double glazed windows looking out to the front, there is a fitted floor to ceiling wardrobe, ceiling light point, central heating radiator and to one side a door gives access to an ensuite shower room.

### **ENSUITE SHOWER ROOM**

Dimensions: 2.44m x 1.75m (8'0 x 5'9). With inset ceiling downlighters, extractor fan, part tiled walls, tiled floor, ladder style heated towel rail, shaver socket and fitted with a suite comprising; pedestal wash basin with chrome mixer tap, low flush w.c. and corner shower cubicle with chrome shower fitting.

### **BATHROOM**

Dimensions: 2.51m x 1.70m (8'3 x 5'7). With inset ceiling downlighters, extractor fan, part tiled walls, tiled floor, shaver socket, ladder style heated towel rail and fitted with a suite comprising; pedestal wash basin with chrome mixer tap, low flush w.c., teardrop panelled bath with chrome mixer tap and chrome shower fitting over.



### **BEDROOM TWO**

Dimensions: 4.27m x 3.78m (14'0 x 12'5). This double room was originally designed as a living room but now utilized as a bedroom and having fitted floor to ceiling mirror fronted sliding door wardrobes, central heating radiator, ceiling light point, ceiling coving and two PVCu double glazed windows providing the room with plenty of natural light and looking out over the rear garden.

### **BEDROOM THREE**

Dimensions: 3.78m x 2.54m (12'5 x 8'4). A double room with two PVCu double glazed windows looking out to the front, there is a ceiling light point, central heating radiator and to either side of the door there are two twin panelled door fitted wardrobes.

### **BEDROOM FOUR**

Dimensions: 3.18m to wardrobes x 2.44m (10'5 to wardrobes x 8'. A double room with a PVCu double glazed window looking out over the rear garden and with some pleasant far-reaching views beyond over the rooftops. There is a ceiling light point, central heating radiator and having fitted furniture including a bank of floor to ceiling wardrobes, a bank of drawers and two bedside tables.

### **EXTERNAL**

To the front of the property there is a flagged pathway to the front door with gravelled to either side as well as an area of crushed blue slate with planted shrubs. To the rear there is a secure garden which has an area of Astro-turf with two steps down leading to a flagged patio and bordered by timber fencing with a timber hand gate giving access to the driveway and garage at the rear. To the right-hand side of the property there is a drive leading to garages at the rear. The garage to the property is in a block to the left hand side of the rear garden and being the garage closest to the property with an up and over door.







## **ADDITIONAL INFORMATION**

### **VIEWING**

For an appointment to view, please contact the Huddersfield Office on 01484 651878

### **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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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIMES**

#### **7 DAYS A WEEK**

Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



## Simon Blyth Estate Agents

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