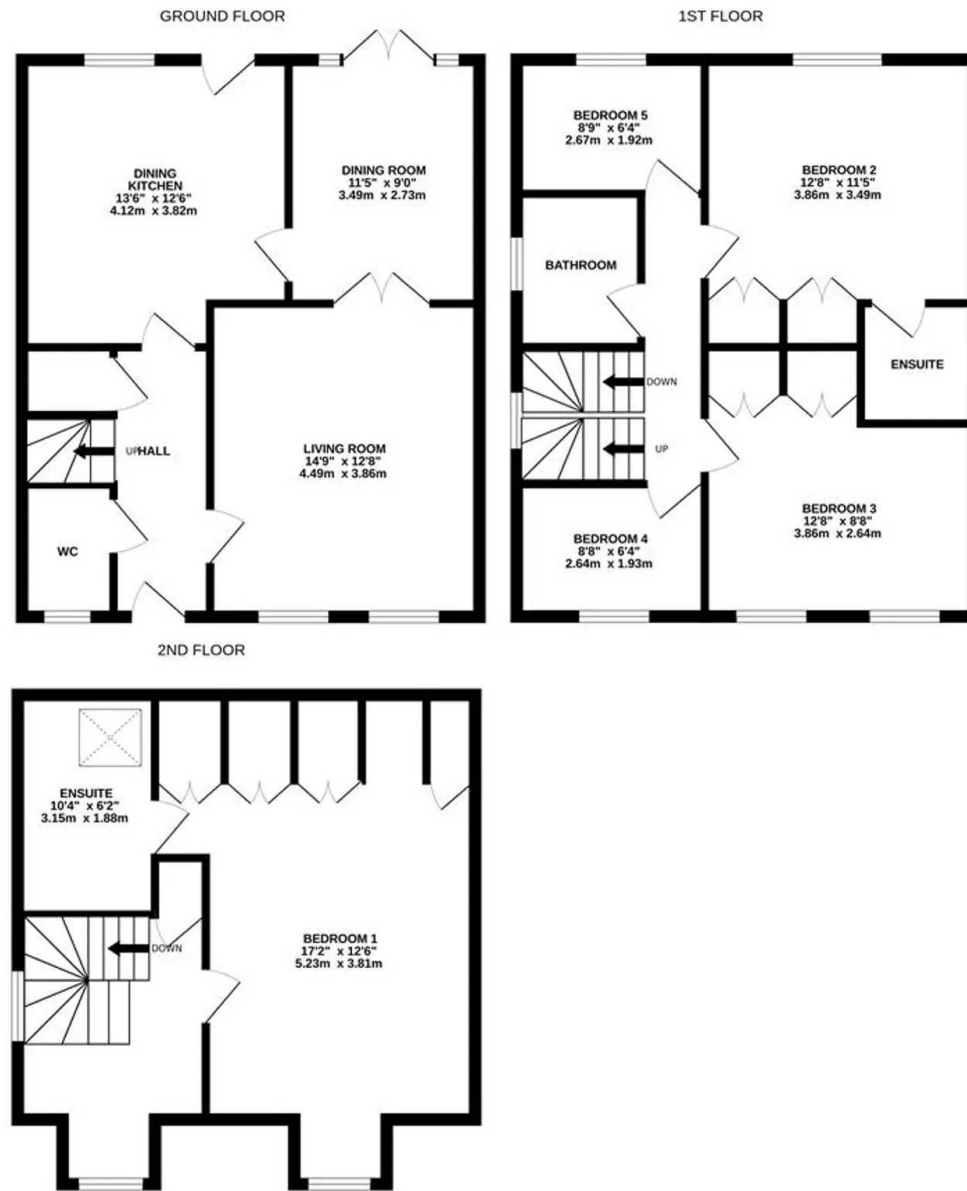




Blackthorn Drive, Lindley

Huddersfield

£425,000



BLACKTHORNE 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

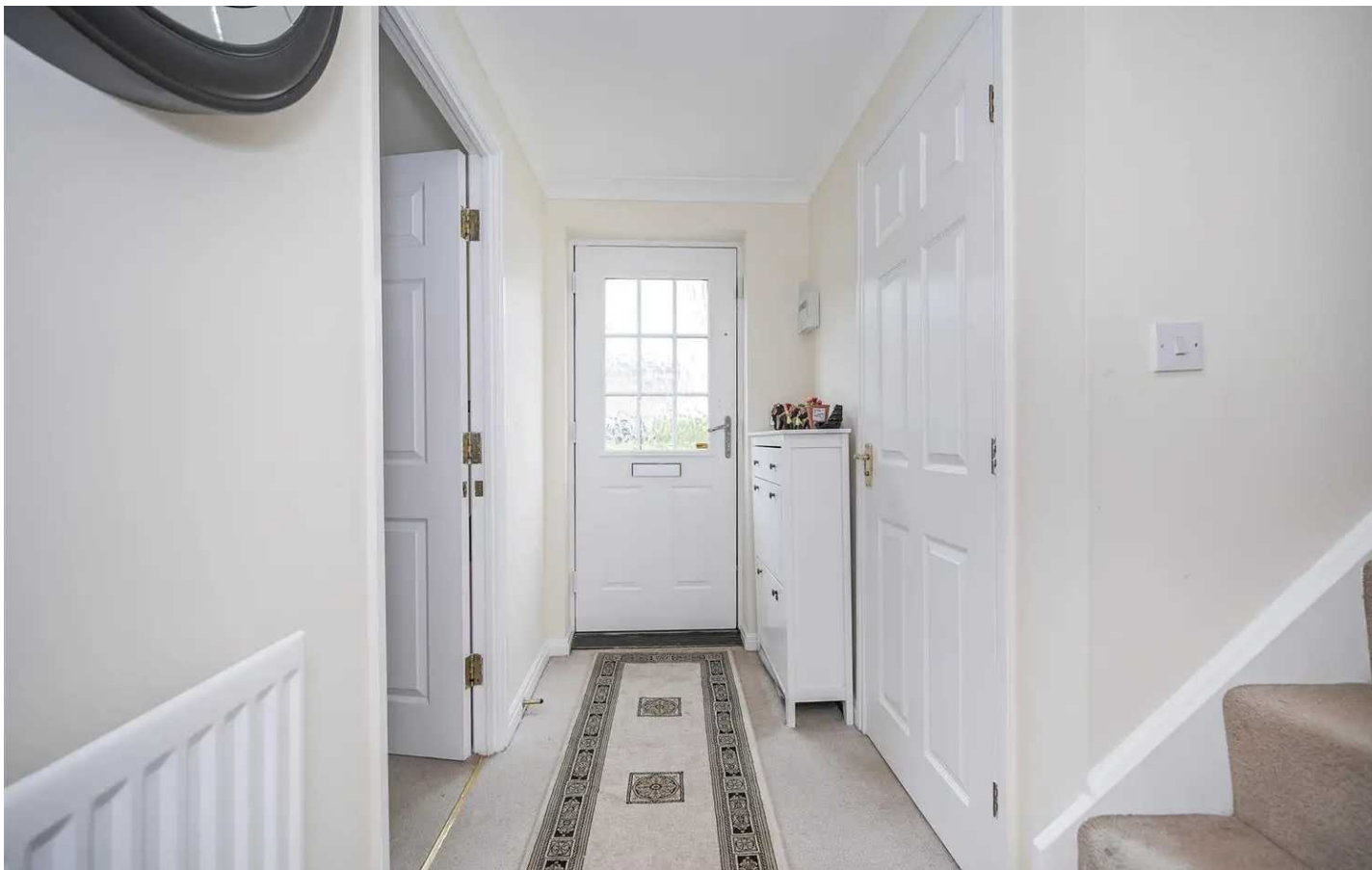
Lindley, Huddersfield

A MODERN LINK DETACHED FIVE BEDROOMED FAMILY HOME PROVIDING A GENEROUS LEVEL OF ACCOMMODATION ARRANGED OVER THREE FLOORS AND OCCUPYING A LOVELY POSITION OVERLOOKING OPEN GREEN SPACE. The property forms part of a development constructed by Bovis homes circa 2006 and is located within walking distance of Lindley's varied amenities including shops, restaurants, bars, junior and infant school and just a short drive from junction 24 of the M62 motorway. The accommodation is served by a gas central heating system, PVCu double glazing and briefly comprises to the ground floor; entrance hall, downstairs w.c., living room, dining room and dining kitchen. To the first floor; four bedrooms (one ensuite) and family bathroom. Second floor; large master bedroom with ensuite bathroom. Externally there is a driveway providing off road parking and this in turn leads to an attached tandem garage. Gardens are laid out to both front and rear.

Council Tax band: E

Tenure: Freehold





ENTRANCE HALL

A composite panelled and frosted double glazed door opens into the entrance hall, this has a useful storage cupboard beneath the staircase, ceiling light point, ceiling coving, and central heating radiator. From the hall access can be gained to the following rooms:-

DOWNSTAIRS W.C.

Dimensions: 1.91m x 1.32m (6'3 x 4'4). With a frosted double-glazed window, ceiling light point, central heating radiator and fitted with a suite comprising pedestal wash basin with tiled splashback and low flush w.c.

LIVING ROOM

Dimensions: 4.50m x 3.86m (14'9 x 12'8). A comfortable and well-proportioned reception room with two PVCu double glazed windows looking out over the front garden and with a pleasant aspect over an open green space beyond. There are two central heating radiators, two ceiling light points, ceiling coving and as the main focal point of the room there is a feature fireplace with timber surround, marble inset and home to a coal effect gas fire which rests on a marble hearth. To the rear of the living room there are twin timber and glazed doors opening into the dining room



DINING ROOM

Dimensions: 3.48m x 2.74m (11'5 x 9'0). With a door to one side giving access to the dining kitchen, PVCu double glazed French doors opening out on to the rear garden, three ceiling light points, ceiling coving and central heating radiator.

DINING KITCHEN

Dimensions: 4.11m x 3.81m (13'6 x 12'6). With a PVCu double glazed window looking out over the rear garden together with an adjacent composite panelled and double-glazed door. There are inset ceiling downlighters, tiled floor, central heating radiator and fitted with a range of shaker style base and wall cupboards, drawers, these have contrasting overlying worktops with tiled splashbacks, inset one and a half bowl single drainer sink with chrome extending monobloc tap, plumbing for automatic washing machine, integrated dishwasher, range style cooker with six burner gas hob, electric double oven and grill together with a stainless steel extractor hood over, integrated fridge, integrated freezer and pull out larder.

FIRST FLOOR LANDING

With two ceiling light points and central heating radiator. From the landing access can be gained to the following rooms:-





BEDROOM FIVE

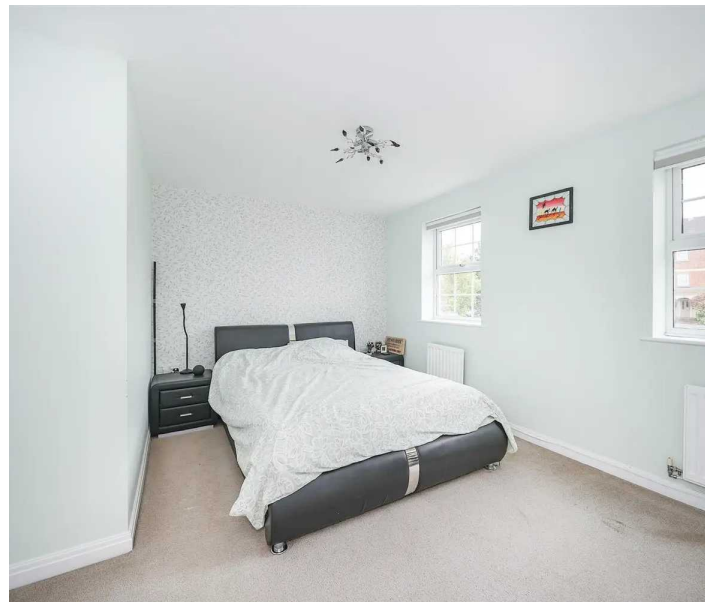
Dimensions: 2.67m x 1.93m (8'9 x 6'4). With a PVCu double glazed window looking out over the rear garden and with views across to Grimescar Woods. There is a ceiling light point and central heating radiator.

BEDROOM FOUR

Dimensions: 2.64m x 1.93m (8'8 x 6'4). With a PVCu double glazed window looking out to the front, ceiling light point and central heating radiator.

BEDROOM THREE

Dimensions: 3.84m x 2.64m (12'7 x 8'8). With two PVCu double glazed windows looking out to the front, ceiling light point, two central heating radiators and with two twin door fitted wardrobes.



BEDROOM TWO

Dimensions: 3.86m x 3.48m (12'8 x 11'5). With a PVCu double glazed window looking out over the rear garden and with views across to Grimescar woods. There is a ceiling light point, central heating radiator, recessed fitted wardrobes and a door giving access to an ensuite shower room.

BEDROOM TWO ENSUITE

Dimensions: 1.73m x 1.65m (5'8 x 5'5). With a frosted PVCu double glazed window, inset ceiling downlighters, extractor fan, part tiled walls, central heating radiator and fitted with a suite comprising, pedestal wash basin with chrome mixer tap, low flush w.c. and corner shower cubicle with shower fitting.

BATHROOM

Dimensions: 1.70m x 2.13m (5'7 x 7'0). With a frosted PVCu double glazed window, inset ceiling downlighters, extractor fan, central heating radiator, part tiled walls and fitted with a suite comprising; panelled bath, pedestal wash basin and low flush w.c.





SECOND FLOOR

Landing with useful storage cupboard, PVCu double glazed window, central heating radiator and ceiling light point. From here a door gives access to a master bedroom.

BEDROOM ONE/ MASTER BEDROOM

Dimensions: 5.23m x 3.81m (17'2 x 12'6). This generously proportioned double room has a PVCu double glazed window to the front elevation, Velux double glazed window to the rear, fitted wardrobes and two central heating radiators. To one side a door gives access to an ensuite bathroom.

BEDROOM ONE ENSUITE

Dimensions: 3.15m x 1.88m (10'4 x 6'2). With a Velux double glazed window, inset ceiling downlighters, extractor fan, part tiled walls, central heating radiator and fitted with a suite comprising; panelled bath, pedestal wash basin, low flush w.c. and large shower cubicle with chrome shower fitting.





EXTERNAL

To the left-hand side of the property there is a driveway which provides offroad parking and in turn leads to an attached tandem garage. The garage is 31'7 x 9'0 this has an up and over door, power, light, courtesy door giving access to the rear garden and an electric car charging point. To the front of the property there is a lawned garden with planted shrubs and a central flagged pathway giving access to the front door. To the left-hand side there is a flagged pathway leading to a timber hand gate between the garage and house and this in turn leads to the rear garden, there is also a further external electric car charging point. To the rear there is a larger garden which offers a good degree of privacy and has a flagged patio, lawn, greenhouse, children's playhouse and a gravelled seating area at the foot of the garden.



ADDITIONAL INFORMATION

DIRECTIONS

Proceed out of Huddersfield up along Halifax Road and continue to the traffic lights by The Cavalry Arms public house. At the lights turn left on to East Street and continue past Lindley Junior and Infant School, East Street merges into West Street then turn left into Blackthorn Drive where the property will be found on the left-hand side.

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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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

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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



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