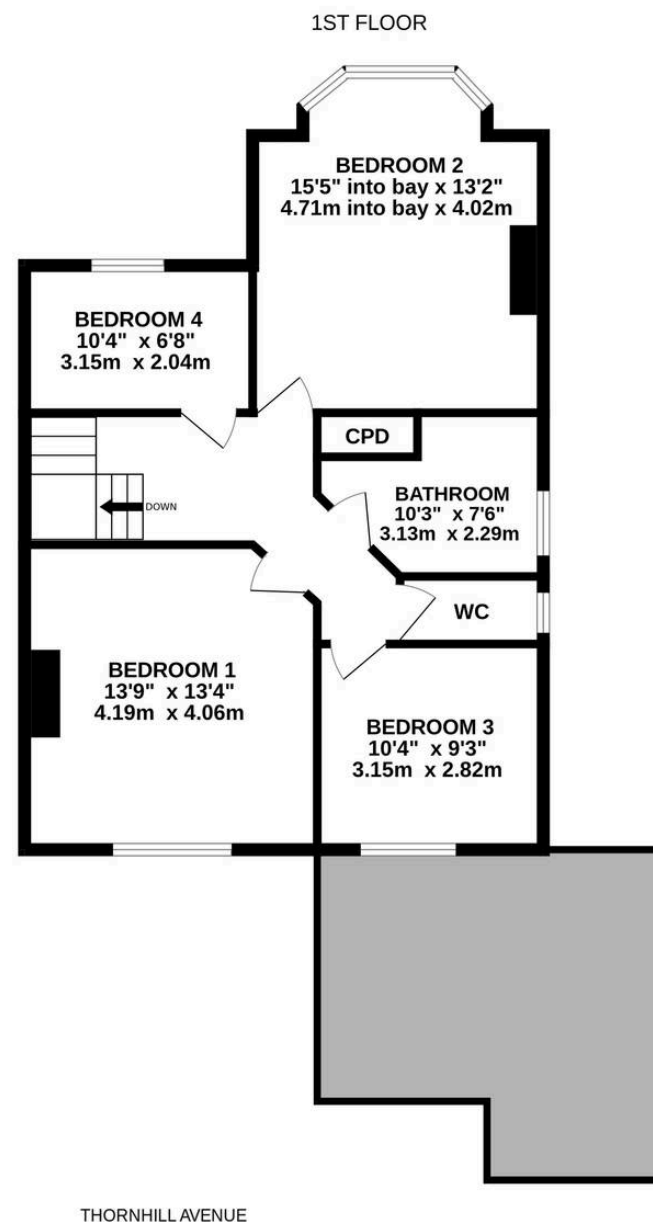
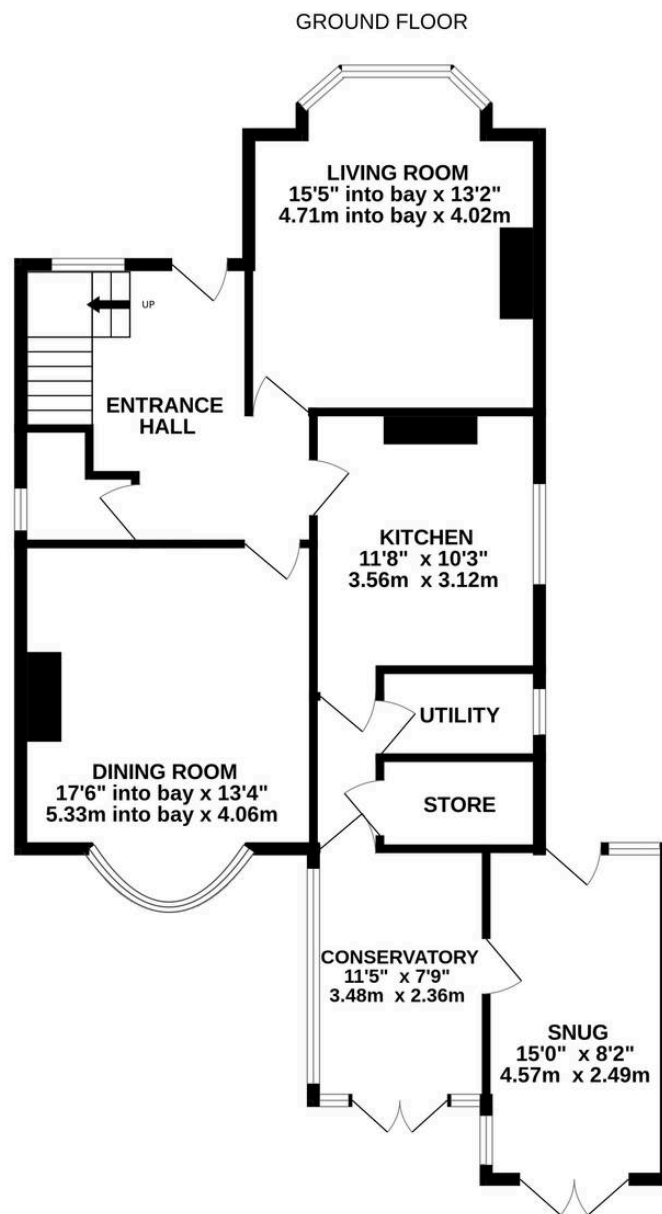




84 Thornhill Avenue, Lindley

Huddersfield

Offers in Region of **£460,000**



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84 Thornhill Avenue

Lindley, Huddersfield

Constructed circa 1924 a lovely four bedroom, three reception room and conservatory, detached family home, overlooking a generous southerly facing well screened rear garden.

The property is situated in a popular and well regarded residential area and conveniently situated for local shops, restaurants and bars in Lindley village, Huddersfield Royal Infirmary, schools and just a short drive to J24 of the M62.

There is a gas central heating system, sealed unit double glazing, solar panels, alarm and briefly comprising to the ground floor, entrance hall, bay fronted living room and dining room, fitted kitchen, conservatory and snug. First floor landing, four bedrooms, bathroom and separate WC. Externally a driveway provides off road parking together with gardens laid out to front and rear.



Ground Floor

The property is approached through a canopy and from here a timber and leaded stained glass door opens to the entrance hall. The hallway has a ceiling light point, ceiling coving, exposed polished and stained floor boards, deep skirting boards, picture rail, central heating radiator with period style cover, there is a frosted pvcu double glazed window adjacent to the door with a further leaded and stained glass window above the main entrance door, all of which provide this area with plenty of natural light. To one side a spindled staircase with carved oak newel post and hand rail rises to the first floor together with useful storage cupboard beneath which features a circular leaded and stained glass window. From the hallway access can be gained to the following..-

Living Room

15' 5" x 13' 2" (4.70m x 4.01m)

This is the first of three well proportioned reception rooms and having a walk in bay with a bank of pvcu double glazed windows, all of which provide the room with plenty of natural light, there are fitted louvered shutters, central heating radiator, ceiling coving, two wall light points, exposed polished and stained floor boards, deep skirting boards and as the main focal point of the room there is an impressive Adam's style fire surround and home to a coal effect gas stove which rests on a marble hearth, to either side of the chimney breast there are display niches with concealed up lighters.



Dining Room

17' 6" x 13' 4" (5.33m x 4.06m)

This is approached from the entrance hall via a timber panelled and bevelled glass door, there is a walk in bay with pvcu double glazed windows enjoying a southerly aspect over the established well screened gardens. There are fitted louvered shutters, exposed polished and stained floor boards, deep skirting boards, picture rail, decorative ceiling rose with ceiling light point, ceiling coving, two central heating radiators and as the main focal point of the room there is a lovely carved oak fireplace which is home to a coal effect gas fire with floral tiled inset and resting on a black granite hearth.

Kitchen

11' 8" x 10' 3" (3.56m x 3.12m)

This has a pvcu double glazed window to the side elevation, inset ceiling down lighters, exposed polished and stained floor boards, central heating radiator and fitted with a range of dove grey shaker style base and wall cupboards, pan drawers, plate rack and complimented by overlying oak worktops with matching splash backs, within the chimney breast which is clad with oak panells and delft rack, there is an Ilve (Italian) range style cooker incorporating six ring gas hob with twin electric ovens and extractor hood over, there is a Belfast sink with brushed stainless steel antique style mixer tap, wine cooler, there is a housing for an american style fridge freezer along with plumbing, integrated Bosch microwave and integrated Bosch dishwasher. There is also a cupboard with frosted glass, glass shelving and down lighters and concealed lighting beneath the wall cupboards. From the kitchen a door opens into a rear lobby.

Rear Lobby

This has a ceiling light point and provides access to the following..-





Utility

7' 2" x 3' 5" (2.18m x 1.04m)

With a frosted pvcu double glazed window, there is fitted shelving, there is the unit for the solar panels along with electrics, plumbing for automatic washing machine, work top with space to mount a tumble dryer and fitted shelving.

Store Room

7' 2" x 4' 0" (2.18m x 1.22m)

With a ceiling light point, fitted shelving and a wall mounted Worcester gas fired central heating boiler.

Conservatory

11' 5" x 7' 9" (3.48m x 2.36m)

With pvcu double glazed windows and French doors enjoying a southerly aspect over a lovely established well screened garden. There is a ceiling fan, exposed polished and stained floor boards, central heating radiator and to one side a timber and bevelled glass door opens into the snug.

Snug

15' 0" x 8' 2" (4.57m x 2.49m)

This useful third reception room has a pvcu double glazed window and adjacent door to the front elevation, pvcu double glazed French doors to the rear elevation and a pvcu double glazed window to the side, all of which provide plenty of natural light. There is a ceiling light point along with loft access, exposed polished and stained floor boards, central heating radiator and as the main focal point of the room, there is an Elgin and Hall fireplace and home to a coal effect gas fire resting on a bevelled edge stone hearth.



First Floor

3/4 Landing

With a frosted pvcu double glazed window.

Main Landing

With two ceiling light points, picture rail and providing access to the following rooms..-

Bedroom One

13' 9" x 13' 4" (4.19m x 4.06m)

A double room which has pvcu double glazed windows with fitted wooden blinds looking out over the rear garden, there is a picture rail, three wall light points, central heating radiator, laminate flooring, chimney breast and fitted furniture including part bevelled mirror fronted wardrobes, dressing table with drawers beneath and fitted bedside tables.

Bedroom Two

15' 5" x 13' 2" (4.70m x 4.01m)

Another good sized double room which has a walk in bay with a bank of pvcu double glazed windows looking out over the front garden, and fitted with louvered shutters, there is ceiling coving, ceiling light point, chimney breast, central heating radiator and laminate flooring.

Bedroom Three

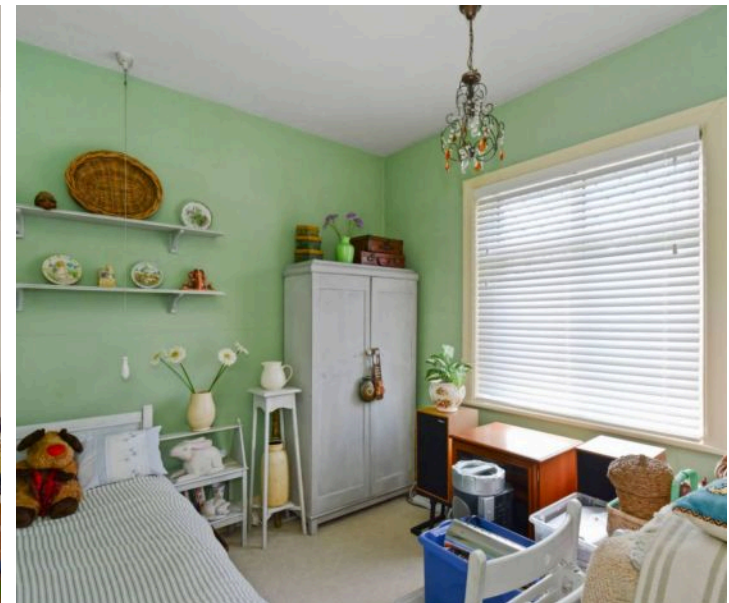
10' 4" x 9' 3" (3.15m x 2.82m)

A double room which has a pvcu double glazed window looking out over the rear garden and having fitted wooden blinds, there is a ceiling light point and central heating radiator.

Bedroom Four

10' 4" x 6' 8" (3.15m x 2.03m)

This is situated adjacent to bedroom two and enjoys a similar aspect through a pvcu double glazed window and fitted with wooden blinds, there is a ceiling light point and central heating radiator.





Bathroom

10' 3" x 7' 6" (3.12m x 2.29m)

With inset ceiling down lighters, pvcu frosted double glazed window, exposed floor boards, column radiator, dado rail, fitted floor to ceiling cupboards, one of which houses the hot water cylinder, and fitted with a suite comprising free standing slipper bath which rests on ball and claw feet, together with chrome mixer tap incorporating hand spray, pedestal wash basin with tiled splash back and tiled shower cubicle with bi fold door and electric shower fitting with shower rose and separate hand spray.

Separate WC

6' 5" x 2' 6" (1.96m x 0.76m)

With frosted pvcu double glazed window, inset ceiling down lighter with loft access, dado rail, exposed floor boards, central heating radiator and fitted with a white low flush WC.

Additional Details

- The property is fitted with security lighting - The property is fitted with photovoltaic solar panels which produce an annual income. - The property generates an income of £330 per annum from Yorkshire water for a small Ariel which determines meter readings for houses in the surrounding neighborhood.

Garden

To the front of the property there are planted trees and shrubs which provide privacy from Thornhill Avenue, there is a crazy paved stone pathway with rockery to one side, giving access to the main entrance. To the rear there is a lovely southerly facing enclosed garden which enjoys a high degree of privacy. There is a flagged patio immediately to the rear of the conservatory, an area of crushed blue slate, there is a circular lawned garden which once again is bordered with mature trees and shrubs once again providing privacy and seclusion, beyond this there is a crazy paved stone patio, timber and glazed garden shed, timber and glazed summer house and once again screened by mature trees and shrubs.

Driveway

The property is approached through twin stone gate posts and this gives access to a tarmac driveway which continues down the left hand side of the property and extends across the front of the living room providing off road parking for four cars.





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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