

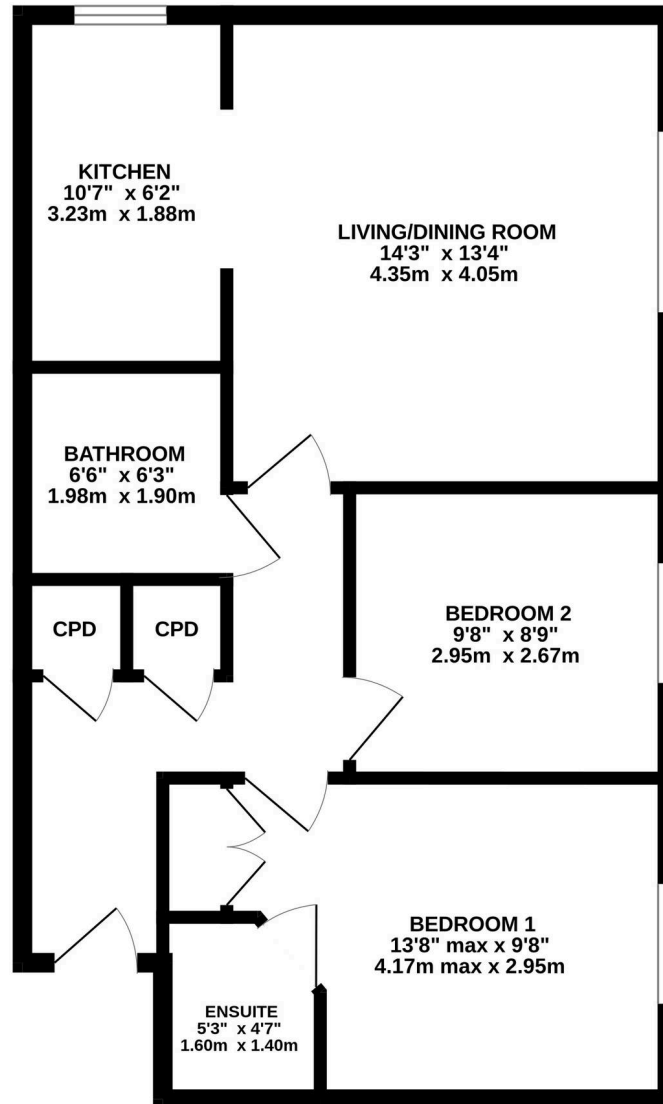


**44a Blackthorn Drive, Lindley**

Huddersfield

Offers in Region of **£117,500**





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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## 44a Blackthorn Drive

Lindley, Huddersfield

A purpose built second floor apartment, situated within a gated car park within this popular and well regarded residential area in close proximity to local shops, bars, restaurants and just a short drive from J24 of the M62.

The apartment provides comfortable and well planned accommodation with a gas central heating system, pvcu double glazing and briefly comprising to the ground floor communal entrance with stairs rising to the second floor and giving access to the following, entrance hall with cloaks cupboard and entry phone system, living/dining room, fitted kitchen with integrated appliances, two double bedrooms with master en suite and bathroom. Externally there is a designated parking space, together with visitor parking.





### **Ground Floor**

Communal entrance with stairs rising to the second floor, giving access to the following..-

### **Entrance Hall**

With two ceiling light points, ceiling coving, loft access, central heating radiator, cloaks cupboard and cylinder cupboard. From the hallway access can be gained to the following..-

### **Living/Dining Room**

14' 0" x 13' 4" (4.27m x 4.06m)

A comfortable and well proportioned reception room which has a pvcu double glazed window, there are two ceiling light points, ceiling coving and central heating radiator. To one side there is access to the kitchen.

### **Kitchen**

10' 6" x 6' 0" (3.20m x 1.83m)

With pvcu double glazed window, inset ceiling down lighters, tiled floor and fitted with a range of base and wall cupboards, drawers, overlying worktops with tiled splashbacks, glazed display cupboard with glass shelving and down lighter, four ring gas hob with stainless steel extractor hood over and stainless steel and smoked glass electric double oven beneath, integrated fridge, integrated freezer and with plumbing for washing machine and plumbing for dishwasher.





### Bedroom One

13' 6" x 9' 7" (4.11m x 2.92m)

A double room with a pvcu double glazed window, ceiling light point, ceiling coving, central heating radiator and with fitted recessed twin panel door wardrobes. To one side a door gives to an en suite shower room.

### En suite Shower Room

5' 3" x 4' 7" (1.60m x 1.40m)

With inset ceiling down lighters, extractor fan, part tiled walls, shaver socket, ladder style heated towel rail and fitted with suite comprising pedestal wash basin, low flush WC and shower cubicle with chrome shower fitting.

### Bedroom Two

9' 8" x 8' 9" (2.95m x 2.67m)

A double room situated adjacent to bedroom one and having pvcu double glazed window, ceiling light point, ceiling coving and central heating radiator.

### Bathroom

6' 2" x 6' 7" (1.88m x 2.01m)

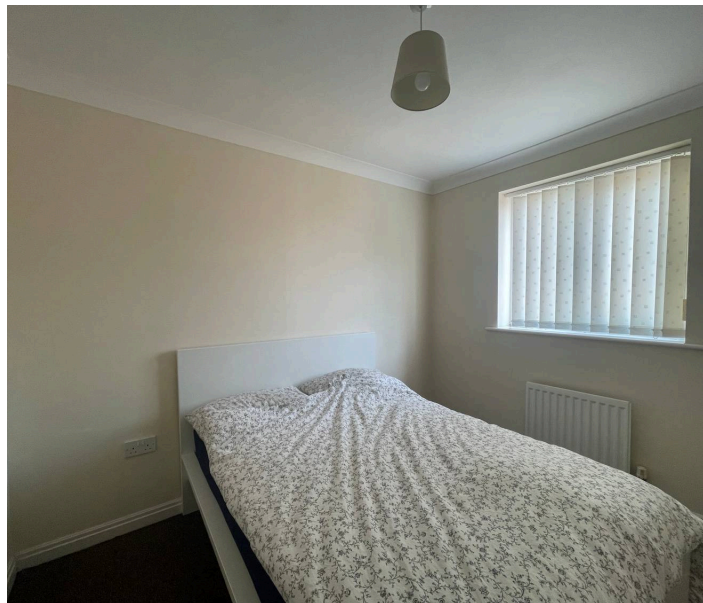
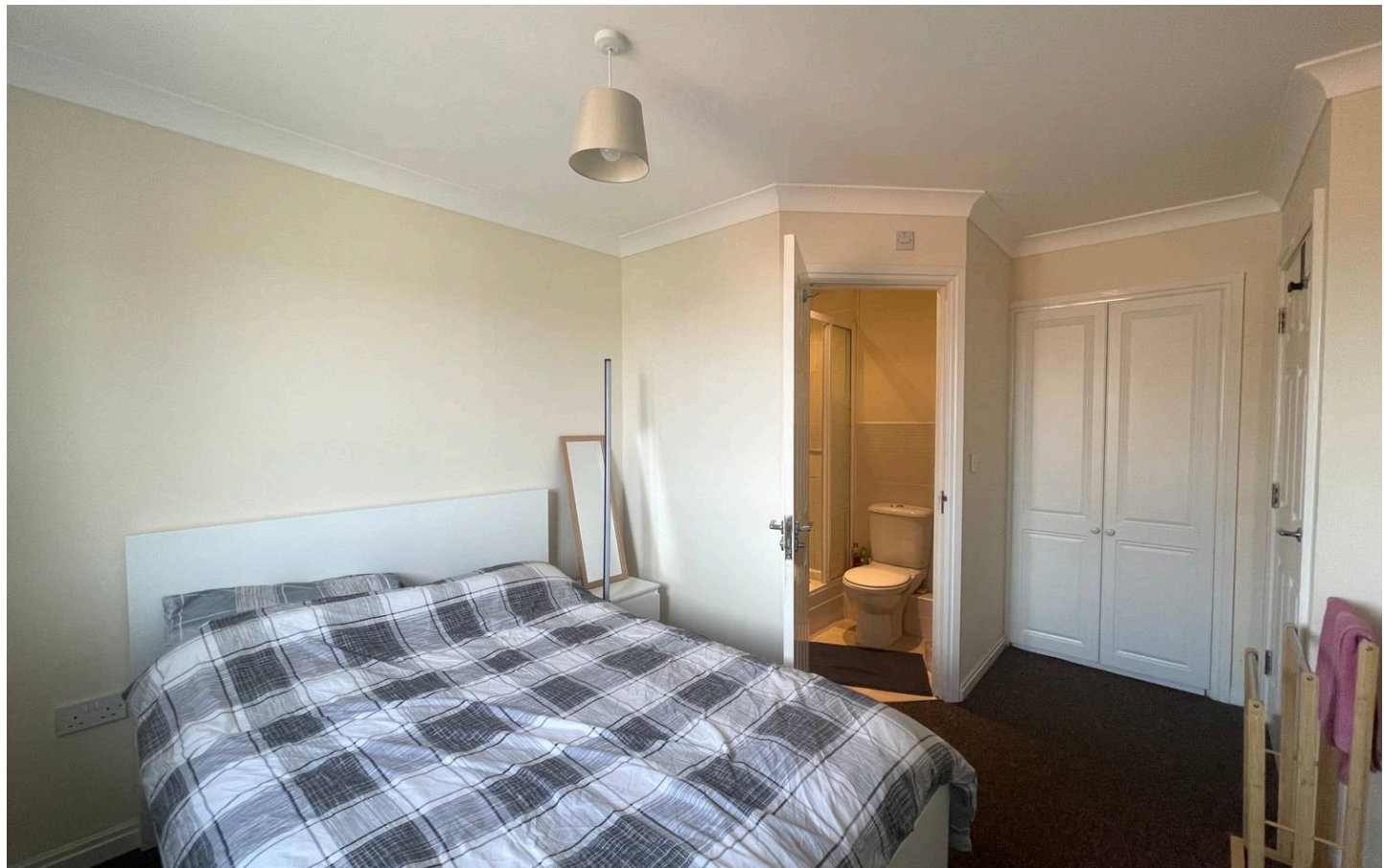
With inset ceiling down lighters, extractor fan, part tiled walls, shaver socket, ladder style heated towel rail and fitted with a suite comprising panelled bath, pedestal wash basin and low flush WC.

### Additional Details

-Service charge for 2024 is £1,024.33 -Ground rent is £206.51 Per annum - Leasehold 999 years from 01/01/2007

### Allocated parking

The property is approached through electric gates into a car park with a designated parking space, numbered P210 together with visitor parking.





**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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**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.**

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**OFFICE OPENING TIMES 7 DAYS A WEEK** Monday to Friday - 8:45 am to 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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