



85 Blackthorn Drive, Lindley, Huddersfield, HD3 3RR
£250,000

bramleys

Situated in the highly desirable and much sought after location of Lindley, is this spacious 3 bedroom, end townhouse which has been well maintained throughout and is available with no upper chain.

With accommodation arranged across 3 floors, including a master bedroom with en suite and modern fixture and fittings throughout, the property would ideal suit the young family or first time buyer alike.

Externally the property has an integral single garage, driveway providing off road parking and enclosed garden to the rear.

Forming part of this modern residential development, the property has access to a communal recreational ground with play area for children, access to the amenities within Lindley village, local schooling and is a short drive from the M62 motorway network at both J.23 & J.24.

Requiring an early internal viewing to be appreciate, the property has acommodation briefly comprising of:- entrance hall, cloakroom/WC, dining kitchen and garage to the ground floor, first floor landing, lounge and bedroom 3, second floor landing, master bedroom with en suite, bedroom 2 and bathroom.

Energy Rating: C



GROUND FLOOR:

Enter the property through a composite door into:-

Entrance Hall

With a central heating radiator and stairs elevating to the first floor. Access is also gained from the hallway to the garage.

Garage

With up and over door.

Dining Kitchen

14'11" x 9'11" (4.55m x 3.02m)

Comprising a range of wall, drawer and base units with complementary work surfaces, tiled splashbacks and a 1.5 bowl stainless steel sink with drainer and mixer tap. Integral appliances include a fridge freezer and dishwasher. There is a uPVC double glazed window to the rear, a double glazed external door and a central heating radiator.

Cloakroom/WC

Furnished with a low flush WC with concealed flush, pedestal wash hand basin, central heating radiator and tiled splashbacks.

FIRST FLOOR:

Landing

With a uPVC double glazed window to the front elevation, central heating radiator and stairs elevating to the second floor.

Lounge

15'0" x 15'10"max (4.57m x 4.83mmax)

With twin uPVC double glazed windows to the rear elevation, 3 central heating radiators and the main focal point of the room is an electric pebble effect fire which is set into a complementary fire surround and hearth.

Bedroom 3

8'11" x 10'1" (2.72m x 3.07m)

With a uPVC double glazed window to the front elevation and a central heating radiator.

SECOND FLOOR:

Landing

Providing access to the loft via a ceiling hatch.

Master Bedroom

9'1" x 13'4" (2.77m x 4.06m)

With a uPVC double glazed window to the rear elevation, central heating radiator and a bank of built-in wardrobes which provide hanging and shelving space.

En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and shower cubicle. There are tiled splashbacks and uPVC double glazed window to the rear elevation.

Bedroom 2

10'2" x 11'6" (3.10m x 3.51m)

With twin uPVC double glazed windows to the front elevation, a central heating radiator, built-in wardrobe and cupboard housing the electric water cylinder.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with overhead shower. There tiled splashbacks and a heated towel rail.

OUTSIDE:

To the front of the property there is a tarmac driveway which provides off road parking. To the side of the property gated access leads to the rear, where the garden is mainly laid to lawn and framed in timber fencing.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via New North Road towards Halifax, passing through the first set of traffic lights. Continue along the main road which automatically becomes Edgerton Road and then Halifax Road. At the second set of traffic lights by the Cavalry Arms PH turn left into East Street which automatically becomes West Street and just as the road starts to climb up the hill take the left hand turning into Blackthorn Drive. Follow this road and the property will be found identified by the Bramleys for sale board.

TENURE & SERVICE CHARGE:

Freehold

Please note, the development has a service charge for the maintenance of the communal ground areas, this is approximately £122 per year (2023/2024).

COUNCIL TAX BAND:

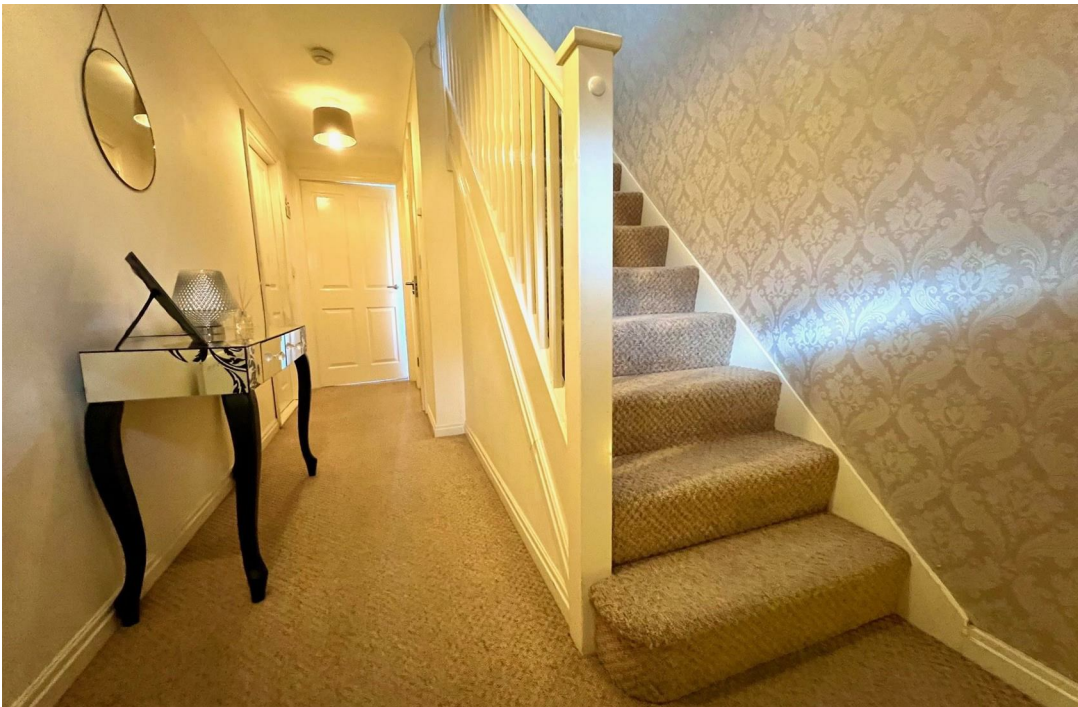
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MORTGAGES:

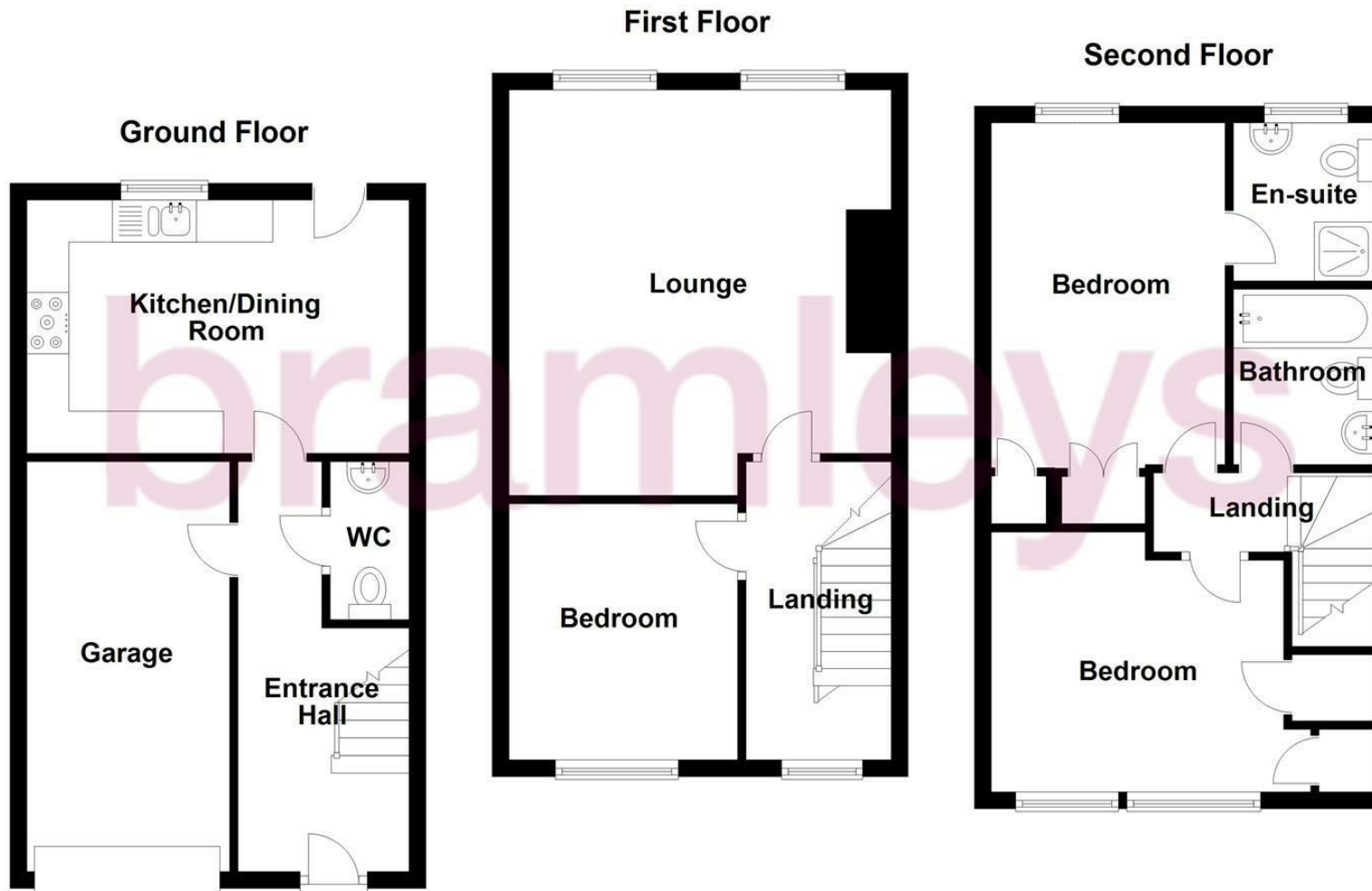
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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