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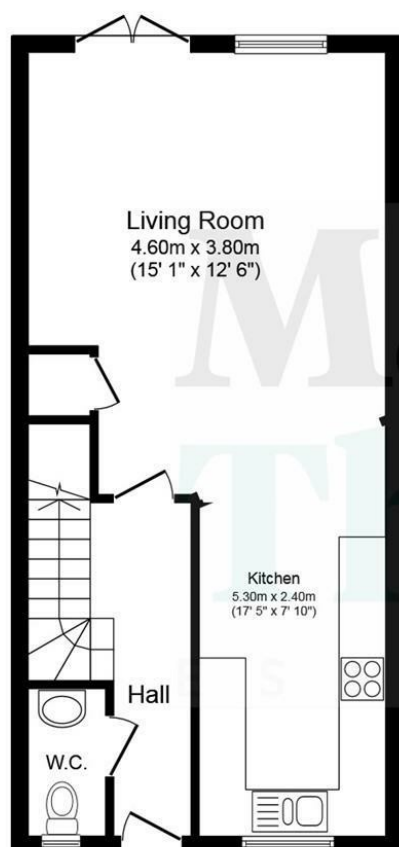
## Blackthorn Drive, Lindley Huddersfield,

**Offers over £290,000**

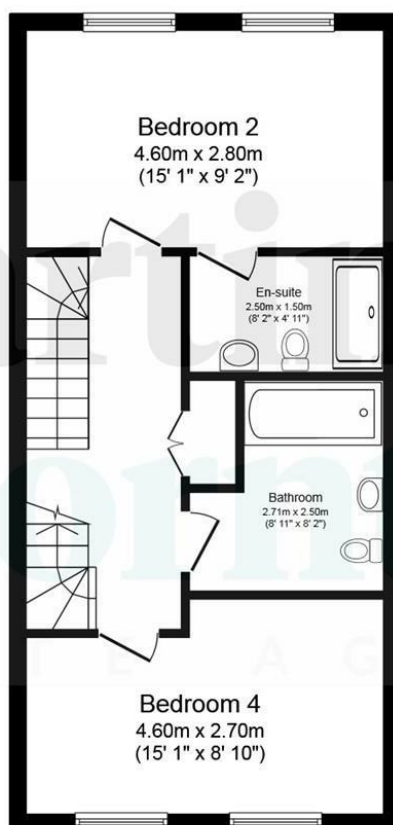
Located only a short distance from the centre of Lindley is this stylish and well-appointed four double bedroom mid-town house with two en suites, a high spec interior, an enclosed rear garden and two parking spaces. Well positioned for access to well-regarded local schooling, hospital and the M62 motorway. The accommodation comprises an entrance hallway, downstairs WC and large open-plan living room with French doors adjoining the kitchen with under floor heating and integrated appliances. On the first floor are two double bedrooms (one with en suite) and the house bathroom. On the top floor are two large double bedrooms, the master with en suite. There is a gas-fired central heating system with a Viessmann condensing boiler, some electric under floor heating and a Nest Smart thermostat. The property also has double glazing throughout and a security system. Externally, the enclosed garden has a lawn and seating area along with two rear parking spaces accessed via electric entrance gates. An internal inspection is an absolute must of this well-appointed contemporary home constructed only a few years ago.

**Blackthorn Drive, Lindley  
Huddersfield,**

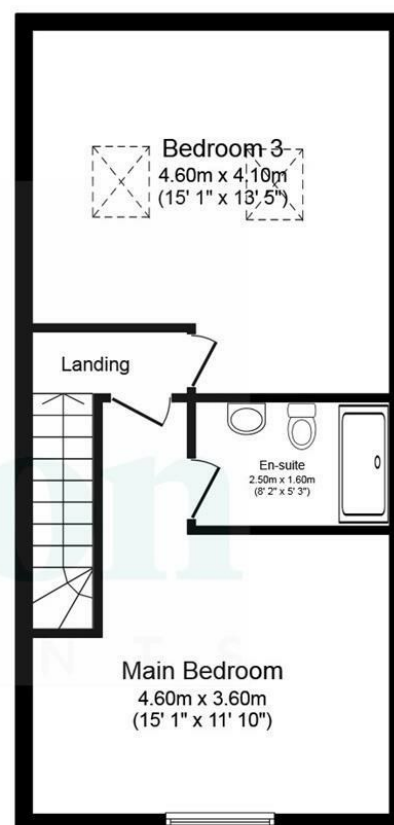
**Floorplan**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 139.0 m<sup>2</sup> (1,496 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

# Blackthorn Drive, Lindley Huddersfield,

## Details



### Entrance Hallway



An external composite door with decorative opaque glazed panels gives access to the hallway. The initial portion has a robust matting-style covering and beyond this is floor tiling. There is ceiling downlighting, a radiator and a staircase rising to the first floor accommodation. Off the hallway, on the left hand side is the downstairs WC.

### Downstairs WC



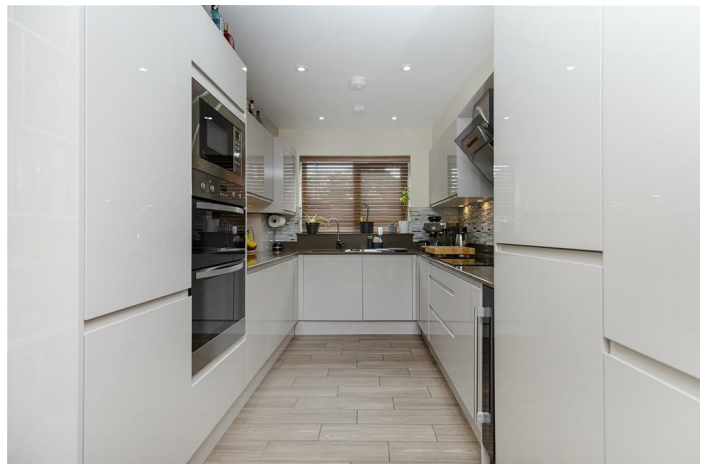
This room has a continuation of the floor tiling from the hallway. There is a two-piece suite comprising a trough-style hand basin with a storage cupboard below and a low-level WC. There is tiling to the walls along with ceiling downlighting and an upright chrome ladder-style radiator. To the front elevation is an obscure glazed uPVC window.

### Living Room



This good-sized reception room has an adjoining kitchen which creates a contemporary open plan eating and entertaining space. There is a large uPVC window to the right hand side and uPVC French doors giving access to the enclosed garden. The room is tastefully and neutrally decorated and has ceiling downlighting, a useful under stairs storage cupboard and two radiators. There is provision for a wall-mounted flat screen TV with HDMI wiring.

### Kitchen



The kitchen is positioned at the front of the property and has electric under floor heating beneath the floor tiling. There are Silestone worksurfaces with matching upstands and feature mosaic-style splashbacks. Integrated appliances include a double oven, induction hob with canopy-style filter hood above, combination microwave/oven, fridge, freezer,

# Blackthorn Drive, Lindley Huddersfield,

## Details



wine fridge, dishwasher and a washer/dryer. There is a sunken one-and-a-half bowl stainless steel sink with a mixer tap and concealed is the boiler for the central heating system. To the front elevation is a uPVC window and there is ceiling downlighting.

### First Floor Landing



From the hallway, the staircase rises to the first floor landing which has spindle balustrading and the staircase then rises to the top floor accommodation. There is a built-in storage with double doors and a radiator.

### Bedroom Three



This light and bright double bedroom is positioned at the rear of the property and has twin uPVC windows. There is plenty of space for fitted or freestanding furniture, provision for a wall-mounted TV and a radiator. This room has the advantage of its own en suite shower room.

### En Suite Shower Room



The contemporary shower room has a double cubicle with a waterfall-style shower fitting as well as a hand held shower attachment. There is a large rectangular hand basin with storage cupboards below and a low-level WC. The walls and floor are tiled. There is a wall-mounted mirror with illumination, downlighting, an extractor fan and an upright chrome ladder-style radiator.

### Bedroom Four

This light and bright double bedroom is positioned at the front of the property and has twin uPVC windows. There is plenty of space for fitted or freestanding furniture and a radiator.

### House Bathroom



The good-sized house bathroom has a white three-piece

# Blackthorn Drive, Lindley Huddersfield,

## Details



suite comprising a panelled bath with a waterfall-style shower fitting as well as a hand-held shower attachment. There is a rectangular hand basin with storage cupboards below and a low-level WC. The walls and floor are tiled. There is a wall-mounted mirror with illumination, downlighting, an extractor fan and an upright chrome ladder-style radiator.

### Top Floor Accommodation



From the first floor landing, the staircase continues up to the top floor accommodation.

### Bedroom One



The master bedroom is positioned at the front of the property and is presented to a very high standard. The room can accommodate a good amount of fitted or freestanding furniture. There is also a dressing area with a built-in dressing table and shelving above along with provision for a wall-mounted TV and a radiator. Access can be gained to the useful loft area via a drop-down ladder, which is boarded to provide additional useful storage. Being the master bedroom, it has its own en suite shower room.

### En Suite Shower Room

This well-appointed room has a double cubicle with an independent electric shower, a rectangular hand basin with storage cupboards below and a low-level WC. The walls and floor are tiled. There is a wall-mounted mirror with illumination, downlighting, an extractor fan and an upright chrome ladder-style radiator.

### Bedroom Two



This is another large double bedroom which could alternatively be used as additional living space or a large dressing room. Within the angled roofline, there are two Velux windows. There is a good amount of space for fitted or freestanding furniture along with provision for a wall-mounted flat screen TV, downlighting and a radiator.

### External Details



At the front of the property is a paved pathway, a raised bed with shrubs and external lighting. The rear garden is enclosed by perimeter fencing and accessed via the French doors within the living room. Steps lead down to a lawned area and a paved pathway leads to a pleasant seating area. There is additional trellis fencing and a lockable timber gate which gives access to the two parking spaces. Parking to the

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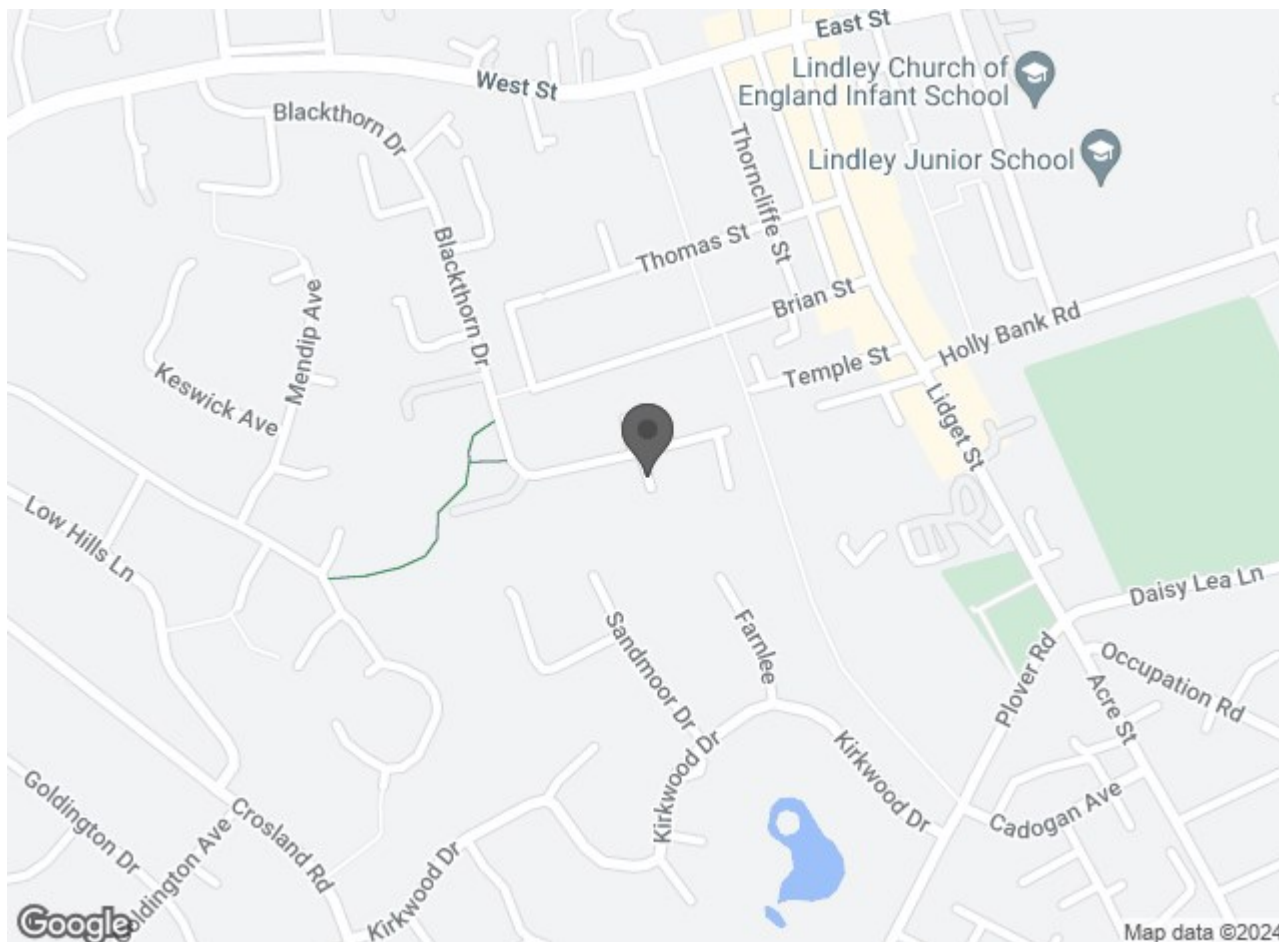
## Details



rear is accessed via an electric gate to the side. Within the rear garden, there is security lighting and power supply.

# Blackthorn Drive, Lindley Huddersfield,

Directions



# **Blackthorn Drive, Lindley Huddersfield,**

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2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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