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**Farriers Way, Lindley
Huddersfield,**

Offers over £425,000

MARTIN THORNTON PLATINUM

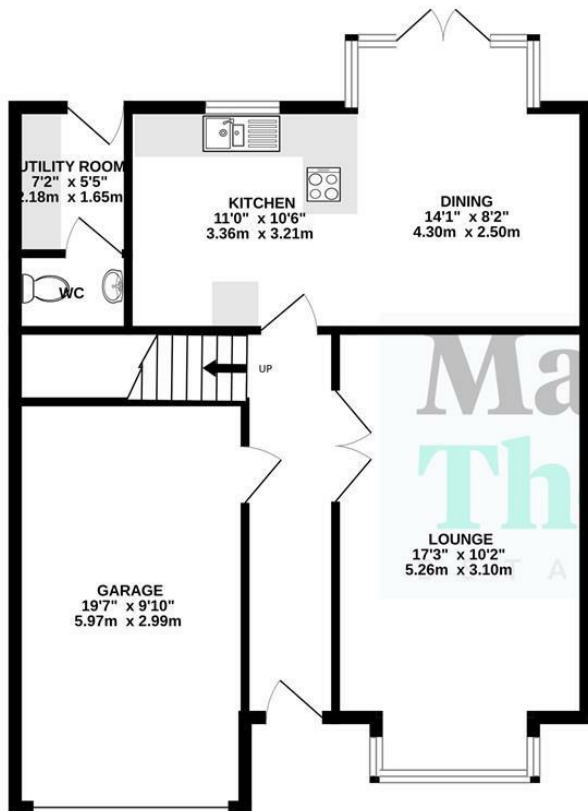
Early inspection is highly recommended to appreciate the accommodation and standard of presentation of this four double bedroom, detached family home located in this ever popular and highly accessible location. Presented to a very high standard throughout, the stylish interior comprises an entrance hallway, living room with bay window, a large south-facing rear dining kitchen with integrated appliances, utility and downstairs WC. On the first floor are four double bedrooms, the master with a dressing area and en suite shower room, and a family bathroom with four-piece suite. The property has a gas-fired central heating system with Hive thermostat, along with a security system with Smartphone operation, and uPVC double glazing. Externally, there is a double-width block-paved driveway and an integral garage with automatic door. The enclosed rear garden enjoys a southerly aspect, making it a real sun trap, with a lawn, paved patio and mature beds and borders. The property is in a well-regarded location, with excellent amenities and ease of access to the motorway making it an ideal commuter base.

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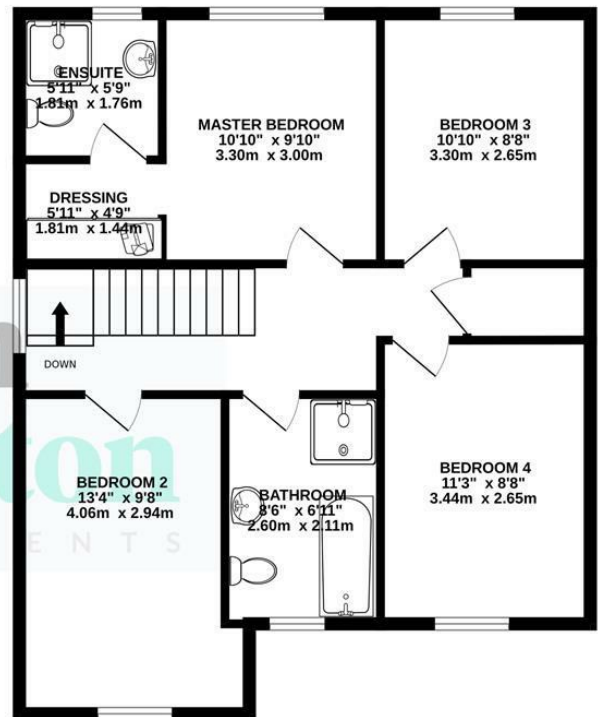
Floorplan



GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 sq.m.) approx.

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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Details



Entrance Hallway



An open entrance porch gives shelter from the elements, and there is external courtesy lighting. A composite door with a decorative glazed panel gives access to the entrance hallway. This is presented to a very high standard, which is continued throughout the home with neutral decor and carpeting. There is access to the integral garage, and a staircase with an oak handrail rises to the first-floor accommodation. There is LED lighting and a radiator. Twin timber and bevelled glass doors lead to the living room on the right.

Living Room



This well-appointed principal reception room is positioned at the front of the property, with a large bay incorporating uPVC windows overlooking the mature front garden. As the photography shows, the room can accommodate a good

amount of furniture. There is a radiator, and at the far end are superb, glazed doors that give access to the dining kitchen. These doors open fully, creating a wonderful open-plan ground-floor living area.

Dining Kitchen



The dining kitchen is located at the back of the house and is particularly light and bright due to its southerly aspect. The kitchen area has wall cupboards and base units with under-lighting, along with worktops with matching up-stands, a one-and-a-half bowl stainless steel sink with single drainer and mixer tap, and a ceiling-mounted illuminated canopy-style filter hood with Neff induction hob and built-in oven and grill below. There is space for additional appliances, such as a fridge and freezer. The kitchen area has LED lighting and cushioned vinyl flooring that matches the work surfaces. The room can accommodate a good-sized dining table, and this area can also be easily accessed via the folding glazed doors from the living room. The rear garden can also be accessed via the French doors out onto the paved patio. The room has a radiator and an archway leading to the utility.

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Utility



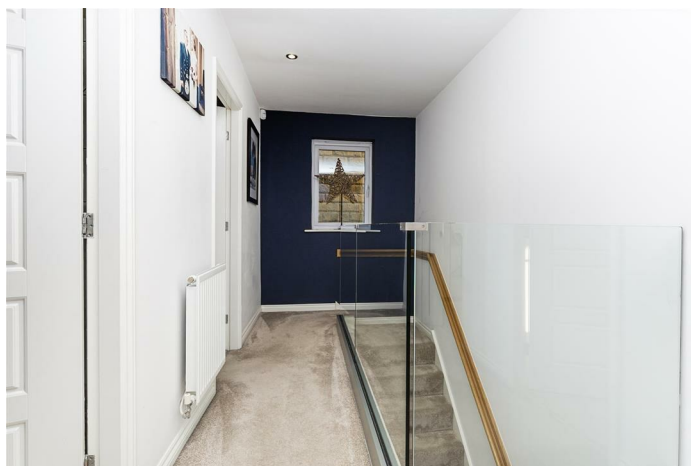
This area has the same base units as the dining kitchen, as well as matching worktops and up-stands. There is room for freestanding or built-in appliances like a washing machine. The room has a continuation of the vinyl flooring, and there is an external composite rear door with a large glazed panel. There is also a radiator and access to the downstairs WC.

Downstairs WC



There is a two-piece suite comprising a low-level WC and a wall-mounted hand basin with tiling. There is a continuation of the vinyl flooring, an extractor fan, and a radiator.

First Floor Landing



From the entrance hallway, a staircase rises to the first floor landing. There is a uPVC window, access to loft space, and LED downlighting. Of particular note are the superb glazed panels serving as a balustrade. There is a large airing cupboard housing the cylinder with a pressurised system for the hot water, along with a radiator.

Bedroom One



This double bedroom is positioned at the rear of the property and is particularly light and bright, enjoying the south facing aspect overlooking the garden. The room can accommodate a good amount of fitted or free-standing furniture and has a uPVC window and a radiator. An archway leads into a dressing area where there is a sliding-glazed door triple wardrobe with LED lighting, and a door gives access to the en suite.

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En Suite Shower Room



The three-piece suite comprises a shower cubicle with glazed door and a wall mounted hand-held shower attachment, a pedestal hand basin, and low-level WC. There is feature wall and floor tiling, LED lighting, an extractor fan, an obscure uPVC rear window, and a radiator.

Bedroom Two



This large double bedroom is positioned at the front of the property with a uPVC window. The room can accommodate a good amount of fitted or free-standing furniture and has a radiator.

Bedroom Three



This spacious double bedroom is also positioned at the front of the property. There is a uPVC window and a radiator.

Bedroom Four



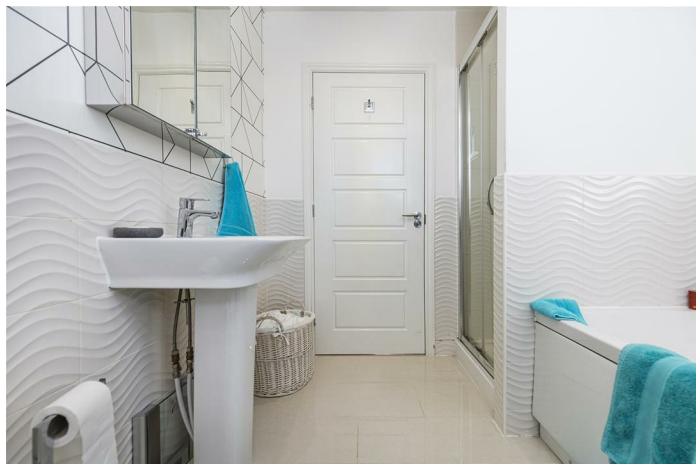
This rear-facing double bedroom enjoys a southerly aspect and views over the garden from its uPVC window. There is also a radiator.

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House Bathroom



The bathroom has a white four-piece suite. There is a panelled bath with tiled surround and a large wall-mounted mirror, along with a pedestal wash basin and a low-level WC. The separate shower cubicle has a Hansgrohe shower fitting and tiling. There is floor tiling, along with LED downlighting, an extractor fan, an opaque uPVC window to the front elevation, and a radiator.

External Details



At the front of the property is a double-width, block-paved driveway providing parking and access to the integral garage. To the side of the driveway is a garden area with a variety of mature shrubs. The rear garden is enclosed by perimeter walling and fencing, with a gate to the side. The

garden is a real sun trap, enjoying a south-facing aspect, and has a lawned level area with mature beds and borders, incorporating railway sleeper-style timbers. Bushes and trees include acers, a willow, and a cherry tree. There is external water and lighting.

Garage

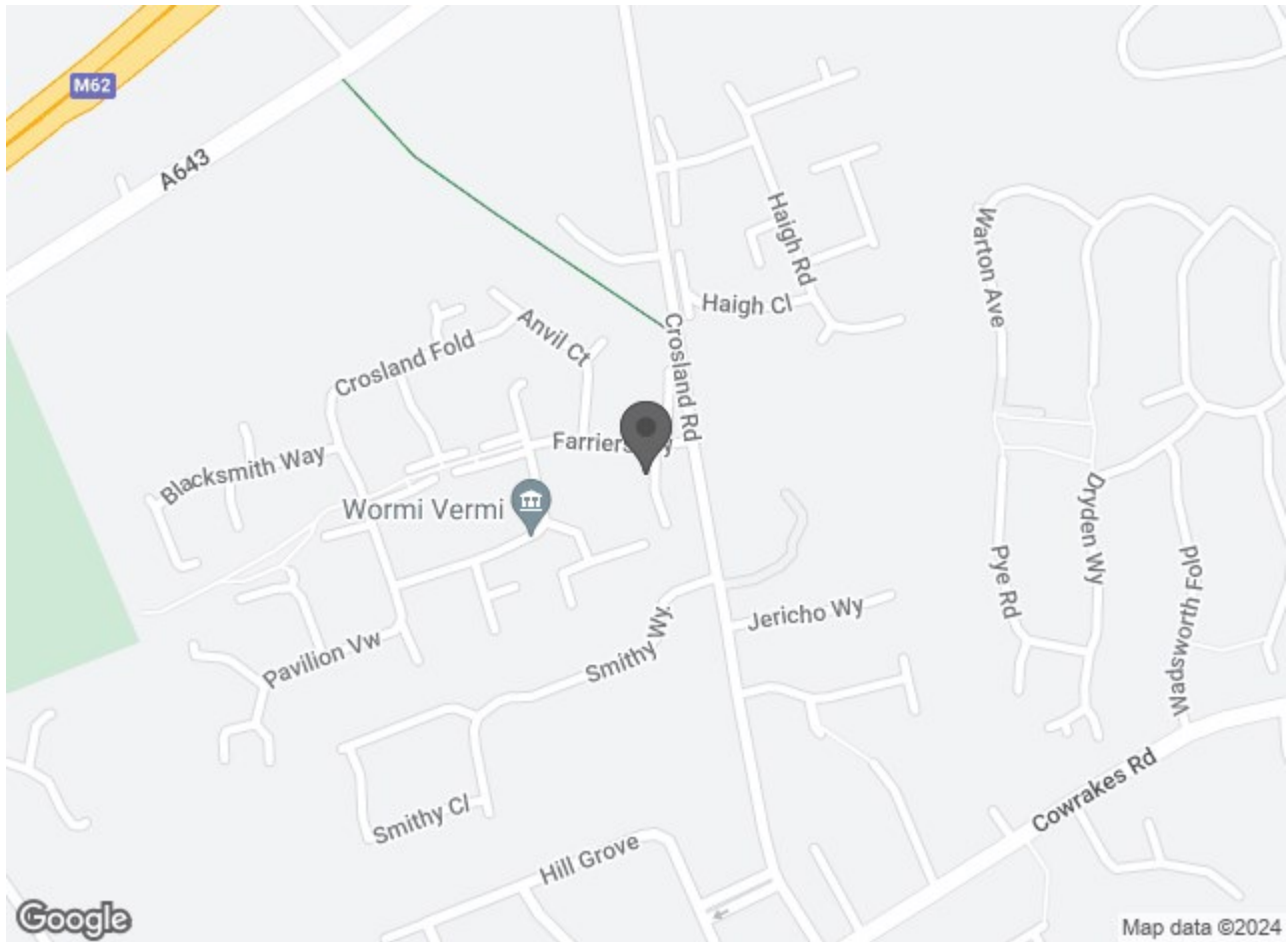
The integral garage has an automatic roll-over door and houses the boiler for the gas-fired central heating system. There is space for further appliances, such as a tumble dryer, etc., and a personal door gives access to the hallway.

Tenure

The vendor confirms the property is Freehold.

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Directions



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DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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