

[martin-thornton.com](http://martin-thornton.com)  
01484 508000



**Dryden Way, Lindley  
Huddersfield,**

**Offers in the region of  
£400,000**

MARTIN THORNTON PLATINUM

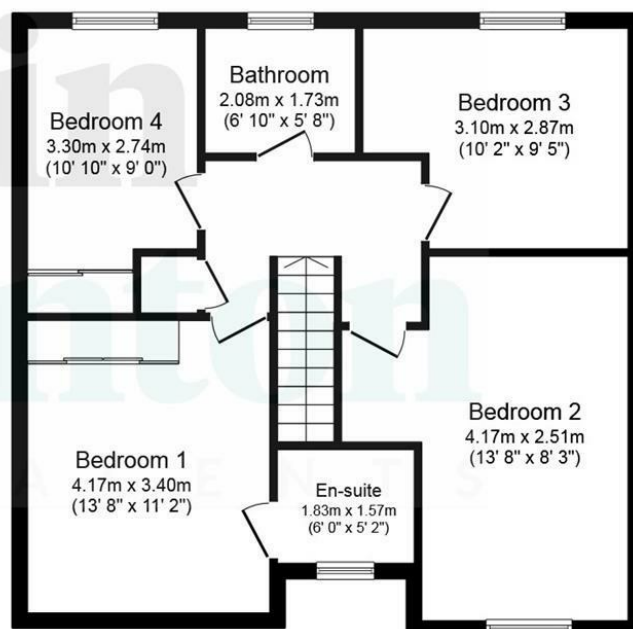
Located on this ever-popular development, conveniently placed for local amenities, motorway access and well regarded schooling, is this four double bedroom detached home. The property is presented to a very high standard and extended from its original design with an enclosed landscape garden enjoying the afternoon sun. This family home is located midway between Lindley Village and the shopping centre at Salendine Nook. The accommodation comprises an entrance porch, hallway, living room with bay window, large dining kitchen with integrated appliances, dining/sitting/garden room with under floor heating, utility and downstairs WC. On the first floor are four double bedrooms, the master bedroom with an en suite shower room and the house bathroom. There is a gas-fired central heating system, uPVC double glazing and an alarm system. Externally, there is provision for double width parking on the driveway and an integral garage. The rear garden was redesigned and landscaped at the time that the extension was undertaken and has a large seating/patio area with composite decking. The garden is enclosed by perimeter walls and fences.

# Dryden Way, Lindley Huddersfield,

## Floorplan



**Ground Floor**



**First Floor**

Total floor area 141.1 m<sup>2</sup> (1,519 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

# Dryden Way, Lindley Huddersfield,

## Details



### Entrance Porch

A recessed open entrance porch gives shelter from the elements and a composite entrance door with opaque glazed panels gives access to the hallway.



### Hallway

The wide hallway has a staircase rising to the first floor accommodation. Of particular note is the superb floor tiling and this extends through to the rear dining kitchen and dining/sitting room. There is also a radiator. A door leads into an inner lobby area where there is a useful under stairs storage cupboard and a personal door into the integral garage.

### Living Room

Positioned at the front of the property is this good-sized and well-appointed principal reception room. It has a bay window with uPVC glazing overlooking the frontage. The room can comfortably accommodate a good amount of furniture and has two radiators.



# Dryden Way, Lindley Huddersfield,

## Details



### Dining Kitchen

Accessed from the hallway and positioned at the rear of the property, this is a large open plan eating and entertaining space. It has an extensive range of units to high and low levels with work surfaces and matching upstands and a colour coordinated Blanco one-and-a-half bowl sink with mixer tap. Integrated appliances include a AEG induction hob with illuminated canopy style filter hood above and feature splashback, fridge and freezer, double oven with grill and combination microwave/oven and dishwasher. As mentioned, there is a continuation of the floor tiling and this room can easily accommodate a formal dining suite. The worktops themselves extend to create a breakfast bar and the room has ceiling downlighting along with a plinth heater and a rear uPVC window. There is also a radiator. A wide archway leads to the dining/sitting/garden room.



### Dining/Sitting/Garden Room

This multipurpose room is an extension to the original property and could be used as a formal dining room or second sitting area. It has electric under floor heating along with a large feature window overlooking the garden and a three-panel bi-fold door out onto the patio. The room also has floor tiling.



### Utility

From the dining kitchen, a door gives access to the utility where there is plumbing for an automatic washer and space for a condensing dryer. Concealed is the boiler for the central heating system and there is a circular sink with mixer tap and an external composite door that gives access to the garden. Off the utility is the downstairs WC.

### Downstairs WC

This has a white two-piece suite comprising a pedestal wash hand basin with tiled splashback and a low-level WC. There is floor tiling along with a side opaque uPVC window and a radiator.

# Dryden Way, Lindley Huddersfield,

## Details

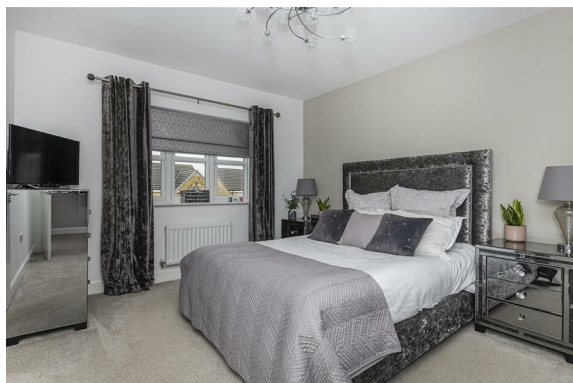


### First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is access to all four double bedrooms and the house bathroom. There is a useful airing/storage cupboard housing the hot water system.

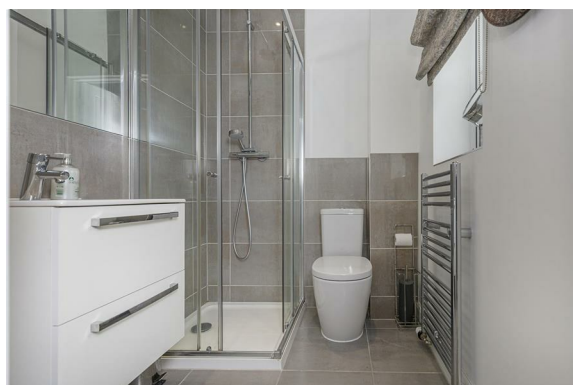
### Bedroom One

This well-proportioned master bedroom is presented to a very high standard and has a double mirror fronted wardrobe along with uPVC window to the front elevation and a radiator. Being the master bedroom, this room has the advantage of an en suite.



### En Suite Shower Room

The en suite has a shower cubicle with a hand-held shower attachment and an overhead waterfall style shower fitting. There is a rectangular hand basin with storage cupboards below and a low-level WC. The room has appropriate tiling along ceiling downlighting, extractor fan, large mirror and an upright chrome ladder style radiator. There is also an opaque uPVC window.



# Dryden Way, Lindley Huddersfield,

## Details



### Bedroom Two

This double bedroom is positioned at the front of the property and has plenty of space for fitted or freestanding furniture. There is a useful storage cupboard along with a uPVC window and a radiator.



### Bedroom Three

This rear facing double bedroom has plenty of space for fitted or freestanding furniture along with a uPVC window and a radiator.



### Bedroom Four

This double bedroom is utilised as a dressing room but has space for a double bed. There are built-in mirror fronted wardrobes along with a rear uPVC window and a radiator.



# Dryden Way, Lindley Huddersfield,

## Details



### House Bathroom

The bathroom has a white three-piece suite comprising a panelled bath with curved shower screen and a Grohe wall-mounted shower fitting, a pedestal hand basin and a low-level WC. There is full height tiling around the bath with half height tiling to the majority of the remaining walls. The room has floor tiling along with an electric shaver point, large mirror and an upright chrome ladder-style radiator. To the rear elevation is an opaque uPVC window.



### External Details

At the front of the property is a double width tarmac driveway providing parking and an open plan lawned area. To the rear, the garden is enclosed by a perimeter fence and walling, having been redesigned and landscaped at the time the extension was carried out. There is a large level paved seating area accessible from the bi-fold doors and utility door. The wide pathway to one side of the property has a sturdy timber gate and there is outside water, lighting and power. The garden enjoys a good amount of privacy and wide steps lead to a superb all-weather composite terraced seating area benefitting from the afternoon sun. On the opposite side is a level area with artificial grass.



### Integral Garage

This has an up-and-over door along with a personal door from the hallway, power and lighting.

### Tenure

The vendor has unformed us that the property is freehold and we await further confirmation. 16.03.24

# Dryden Way, Lindley Huddersfield,

Directions

