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**Dryden Way, Lindley**  
**Huddersfield,**

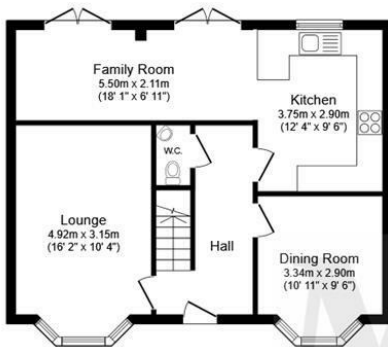
**Offers over £450,000**

MARTIN THORNTON PLATINUM

Situated in one of the most popular developments in the sort after Lindley Village, is this well-appointed, deceptively spacious, three-storey detached house. The property is set within a well-proportioned corner plot offering flexible accommodation over three floors and must be viewed internally to appreciate its deceptive nature. Externally, there are landscaped garden areas to three elevations and a spacious, detached double garage. Internally the property currently offers accommodation comprising entrance hall, cloak room / WC, and recently modernised open plan breakfast kitchen with two sets of French doors leading out to the decking and garden beyond, enjoying a southerly aspect. There is a formal dining room currently utilised as a second sitting room and a large lounge. On the first floor, there are three double bedrooms, the Master enjoying built-in furniture and en-suite shower room, and a contemporary style house bathroom. A staircase leads to the second floor, where there are two further double bedrooms and a separate shower room. As one would expect, the property enjoys gas central heating with Smart thermostats, an alarm system, and is fully uPVC double glazed. Lindley is often a popular choice for professional couples looking to access the village with its various bars and restaurants, recommended schooling, and the hospital, and is a short drive from the M62 motorway network, serving both Leeds and Manchester city centres.

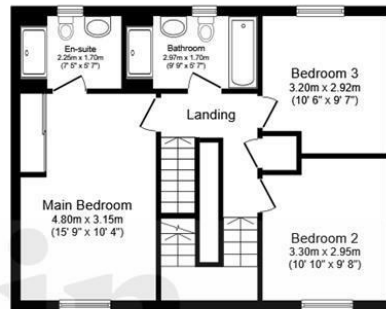
# Dryden Way, Lindley Huddersfield,

## Floorplan



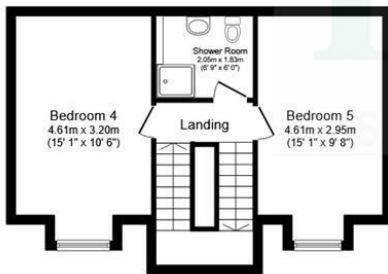
### Ground Floor

Floor area 57.7 m<sup>2</sup> (621 sq.ft.)



### First Floor

Floor area 56.1 m<sup>2</sup> (604 sq.ft.)



### Second Floor

Floor area 43.3 m<sup>2</sup> (466 sq.ft.)

**TOTAL: 157.1 m<sup>2</sup> (1,691 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Dryden Way, Lindley Huddersfield,

## Details



### Entrance Hall



A composite style door with double glazed, leaded inserts opens to the entrance hall where there is grey laminate flooring and an attractive oak balustrade and spindle staircase rising to the first floor. There is an under stairs storage cupboard, smart thermostat along with two ceiling light points, hanging hooks and a radiator. From here, access can be gained to the following rooms:-

### Cloakroom/WC



The cloakroom has a modern white suite comprising low-flush WC and a pedestal hand basin with Hansgrohe monobloc tap. There is three-quarter height tiling and a tiled floor, an extractor fan, a ceiling light point and a radiator.

### Lounge



This principal reception room is set to the front of the property and has lots of light coming from a walk-in, uPVC double glazed, splayed bay window. There are two ceiling light points, various power points and two radiators.

### Dining Room



This formal room is currently utilised as a second sitting room and has a similar outlook to the lounge via a walk-in, uPVC double glazed, splayed bay window. There is a central ceiling light point, various power points and a radiator.

# Dryden Way, Lindley Huddersfield,

## Details



### Dining Kitchen



Positioned to the rear and spanning the full width of the property is this light and bright, open plan eating and entertaining space. There are two sets of French doors leading out onto the timber decked seating area and a uPVC window. The kitchen has recently been redesigned and has contemporary units to high and low levels with brick-style tiled surrounds. Of particular note are the marble-style worktops, extending to create a breakfast bar area with space for buffets beneath. Integrated appliances including a five-ring gas hob with a canopy-style filter hood, oven and dishwasher. There is space for a large freestanding fridge freezer and plumbing for an automatic washer. The room has floor tiling throughout, ceiling downlighting and a radiator. A good-sized formal dining table can be accommodated at one end as well as additional freestanding or further fitted furniture and the dining area enjoys a pleasant aspect over the enclosed rear garden.

### First Floor Landing



From the entrance hall, the oak balustrade and spindle staircase rises to the first floor landing where there is a useful linen cupboard, home to the Megaflow system, a ceiling light point and a radiator.

### Bedroom One



This generous Master Bedroom is set to the front of the property and has two uPVC double glazed windows looking out onto Dryden Way. There is a central light point and built-in, sliding, mirrored wardrobes with various hanging rails and shelving options.

# Dryden Way, Lindley Huddersfield,

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### En Suite



The en suite has a modern white contemporary style suite comprising low flush WC and a pedestal hand basin with Hansgrohe mixer tap over. There is a tiled, double shower cubicle with sliding doors, home to a mains fed shower. The walls are predominantly tiled to dado height with a contrasting tiled floor. There is a ceiling light point, an extractor fan, shaver point and a radiator. Additional light comes from the rear elevation via a frosted, uPVC double glazed window.

### Bedroom Two



Set to the rear of the property, this double room has two uPVC double glazed windows looking down onto the garden below. There is a central ceiling light point, various power points and a radiator.

### Bedroom Three



This double room is set to the front of the property and has a uPVC double glazed window looking down onto the garden below. There is a central ceiling light point and a radiator.

### House Bathroom



The bathroom has a modern white suite comprising low-flush WC and a pedestal hand basin with Hansgrohe mixer tap. There is a panelled bath with matching Hansgrohe monobloc mixer tap and a tiled shower cubicle with glass sliding doors, home to a mains fed shower. The walls are predominantly tiled to dado height with a contrasting tiled floor. There are inset downlights to the ceiling, an extractor fan and a radiator. Additional light comes from the rear elevation, courtesy of a uPVC double glazed window.

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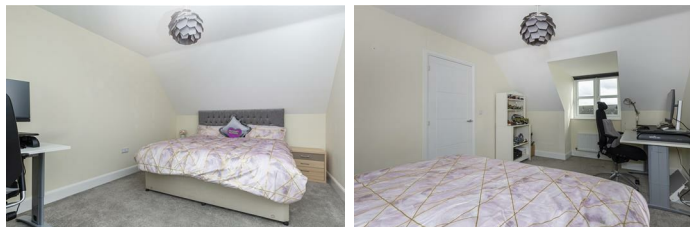
## Details



### Second Floor Landing

An oak and spindle handrail rises to the second floor landing where there is a Velux double glazed window and a central ceiling light point.

### Bedroom Four



This double bedroom has two uPVC double glazed windows to the front elevation, a central ceiling light point, various power points and a radiator.

### Bedroom Five



Another double room, with a central ceiling light point, two uPVC windows to the front elevation, various power points and a radiator.

### House Shower Room



The shower room has a modern white suite comprising a low-flush WC and a pedestal hand-basin with Hansgrohe mixer tap. There is a tiled shower cubicle with bi-folding doors, home to a mains fed shower. The walls are part-tiled to dado rail with a contrasting tiled floor. There is an extractor fan to the ceiling, a ceiling light point and a radiator. A Velux double glazed window provides additional light.

### External Details



To the front of the property, there is a lawned garden separated by a set of steps with wrought iron style railings leading up to the front door. The pathway continues around from the front door to the side where it meets a detached, double garage with two up-and-over doors, a rear personal door, power and lighting. A gated fence gives access to the

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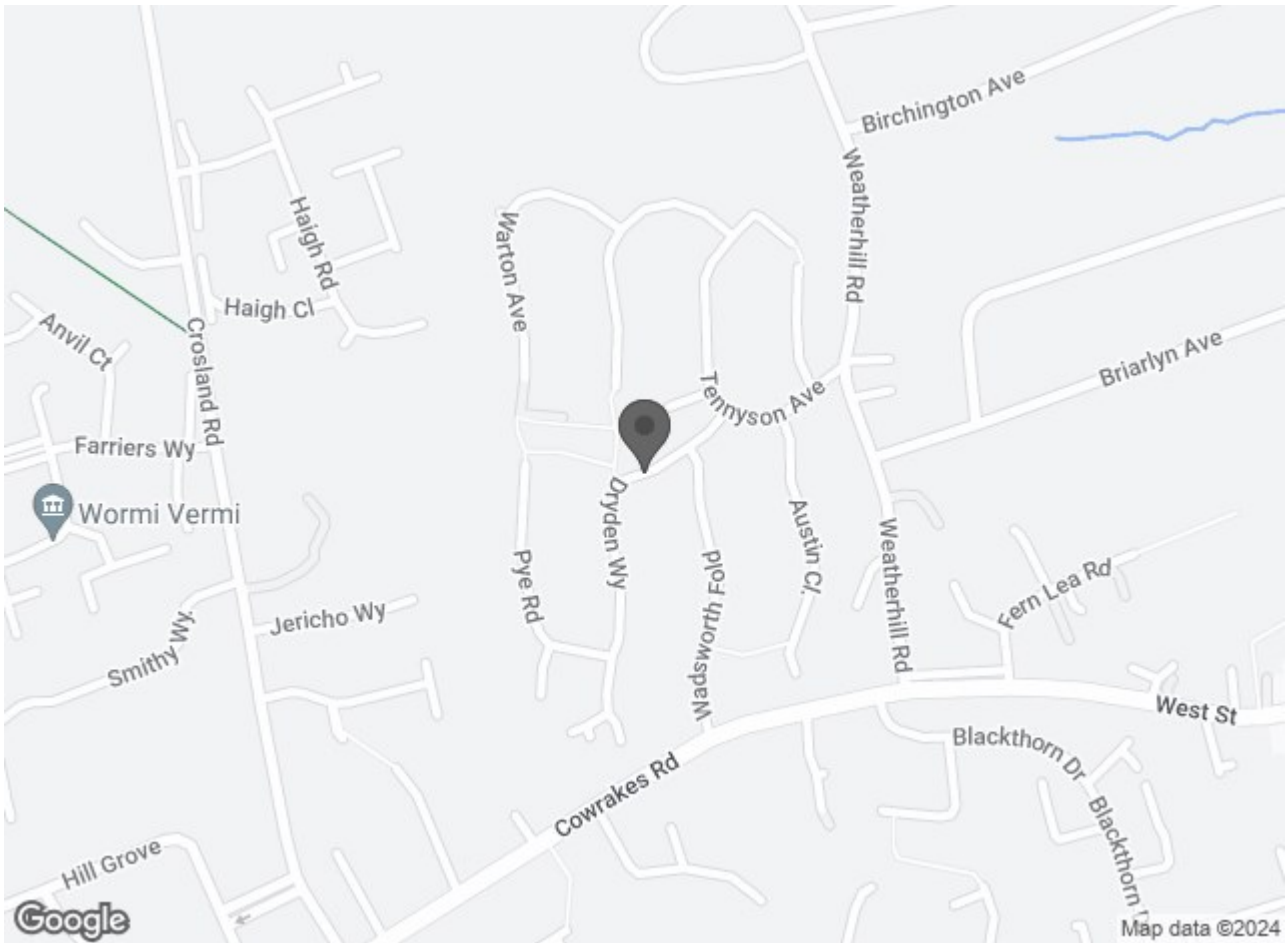
## Details



rear garden, which is a good size and has perimeter fencing, a wide timber decked seating area which can be accessed from the French doors in the dining kitchen and an adjoining lawned garden.

# Dryden Way, Lindley Huddersfield,

Directions





## **Dryden Way, 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.
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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