

martin-thornton.com
01484 508000



**Dryden Way, Lindley
Huddersfield,**

**Offers in the region of
£425,000**

MARTIN THORNTON PLATINUM

Presented to a high standard throughout with updates in recent times to the dining kitchen, en suite and decoration throughout is this good sized, four double bed roomed detached family home. The property is ideally placed for local schooling, amenities within Lindley and Salendine Nook shopping centre as well as being a perfect commuter base for the M62. Redesigned from its original layout with the former integral garage now a second good sized reception room, the accommodation features a gas-fired central heating system, uPVC double glazing and a security system. The accommodation comprises an entrance hallway with Karndean flooring which continues through to a large open plan rear dining kitchen with integrated appliances, adjoining utility, downstairs WC, living room with bay window and similar sized sitting room (which could be a formal dining room or playroom, etc). On the first floor are four double bedrooms (bedroom 4 has been adapted to become a dressing room). The master bedroom has an en suite shower room and there is a good sized, stylish house bathroom. Externally, there is a double width block paved

martin-thornton.com
01484 508000



**Dryden Way, Lindley
Huddersfield,**

**Offers in the region of
£425,000**

driveway and the rear garden is one of the major selling features, being enclosed by perimeter fencing with lawned areas and a full width patio/seating area. The property is in a popular and well regarded location, standing with other similar quality detached houses.

**Dryden Way, Lindley
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

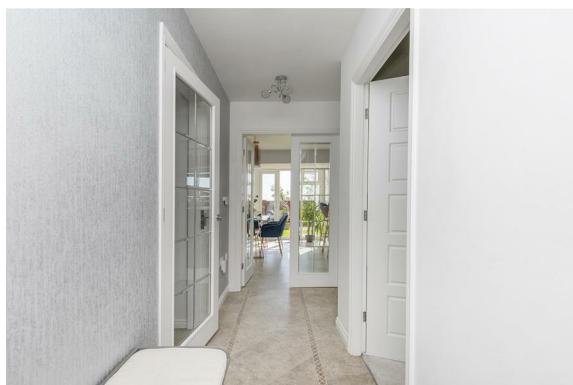
Dryden Way, Lindley Huddersfield,

Details



Entrance Hallway

An open entrance porch with courtesy lighting gives shelter from the elements and, from here, a composite door with opaque glazed panel gives access to the entrance hallway. This is light and bright with neutral contemporary décor and Karndean flooring which continues through the hallway and into the rear dining kitchen and utility. A staircase rises to the first floor accommodation and the hallway gives access to the principal reception rooms. An internal timber door leads to the living room.



Living Room

This good sized reception room is positioned at the front of the property and has a bay incorporating uPVC windows. Beneath the staircase is a useful home study area. The room has stylish contemporary décor and carpeting along with two radiators.



Dryden Way, Lindley Huddersfield,

Details



Sitting Room

Adapted and redesigned from the original layout, this is a good sized second reception room positioned at the front of the property with a uPVC window. The room can accommodate a good amount of furniture and is a perfect sitting or play room, depending on individual purchasers' requirements. At the far end is a useful storage cupboard which also houses the Vaillant condensing boiler for the central heating system.



Dining Kitchen

From the hallway, timber and bevelled glazed doors give access to the dining kitchen which is positioned at the rear of the property. This large open plan light and bright eating and entertaining space has been updated in quite recent times and has a continuation of the Karndean flooring. The kitchen area has contemporary units with a rose gold coloured trim including wine racks and glazed display cabinets. Integrated appliances include a five-ring gas hob with glazed splashback and illuminated canopy style filter hood above, combination oven and microwave, fan oven, fridge, freezer, dishwasher and wine cooler. Further freestanding appliances are located within the adjoining utility. There is a Blanco sink unit with mixer tap. The worktops have matching upstands and extend to create a breakfast bar. The kitchen has ceiling downlighting and the room is particularly light and bright with uPVC windows and large walk-in bay incorporating French doors as well as double glazed floor-to-ceiling panels. The room can easily accommodate a formal dining table and has an upright stylish radiator. An archway leads through to the utility.



Dryden Way, Lindley Huddersfield,

Details



Utility

This has cupboards beneath the worktops which match those of the kitchen. There is plumbing and space for an automatic washer as well as, for example, a condensing dryer. The room has a continuation of the Karndean flooring and an external composite door leading out to the garden. Off the utility is the downstairs WC.



Downstairs WC

The two piece suite comprises a wall-mounted hand basin and a low-level WC. The room has half height wall tiling and a continuation of the Karndean flooring. There is an obscure side uPVC window and a radiator.



Dryden Way, Lindley Huddersfield,

Details



First Floor Landing

From the hallway, the staircase rises to the first floor landing which is a good size and has spindle balustrading. There is access to the loft area, a built-in airing cupboard with cylinder, a side uPVC window and a radiator.



Bedroom One

This spacious master bedroom is positioned at the rear of the property and has been redesigned and upgraded in recent times. It has long distance views towards Emley in the distance via a uPVC window. There are sliding door triple wardrobes along with wall light points, a radiator and access to an en suite.



Dryden Way, Lindley Huddersfield,

Details



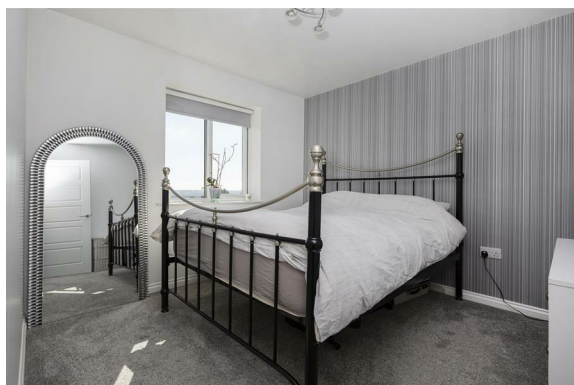
En Suite

Also updated in very recent times, this stylish shower room has a walk-in shower cubicle with an overhead waterfall style shower fitting and a recess or toiletries. Upon a display unit with storage cupboards below is a circular sink and low level WC. There is a porcelain tiled floor along with tile effect walls, ceiling downlighting, an upright radiator and obscure rear uPVC window.



Bedroom Two

This large double bedroom is positioned at the rear of the property and has an identical outlook to the master bedroom via a uPVC window. There is plenty of room for fitted or freestanding furniture along with contemporary décor and a radiator.



Dryden Way, Lindley Huddersfield,

Details



Bedroom Three

This large double bedroom can easily accommodate fitted or freestanding furniture. It has a uPVC window and a radiator.



Bedroom Four

The final double bedroom has also had a double bed in situ but is currently used as a dressing room. There are built-in wardrobes to one wall with hanging and shelving (which could easily be removed if required). It has a uPVC window to the front elevation and a radiator.



Dryden Way, Lindley Huddersfield,

Details



House Bathroom

The stylish house bathroom has also been recently upgraded and has a white three-piece suite. The bath has a curved shower screen, overhead waterfall style shower fitting, hand held shower attachment and additional hand held shower attachment from the mixer tap. There is a pedestal wash hand basin and a low-level WC. Around the bath is full height tiling with half height tiling and decorative border to the remaining walls. The room has downlighting along with an extractor fan, floor tiling, an obscure uPVC window and an upright ladder-style radiator.



External Details

At the front of the property is a double width, block paved driveway providing parking and to the right hand side is an open plan lawned garden. At the rear of the property, enclosed by perimeter fencing, the level garden is a real sun trap with a stone flagged pathway and a timber shed. There is outside lighting, power and water. At the far end of the garden is a full width, stone flagged patio area enjoying a good amount of privacy and with plenty of room for garden furniture and, for example, a hot tub.



Tenure

The vendors of this property have informed us that the property is freehold and we await further information. 27.06.24

Dryden Way, Lindley Huddersfield,

Directions

