

martin-thornton.com
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Hall Lee Fold, Lindley
Huddersfield, Yorkshire

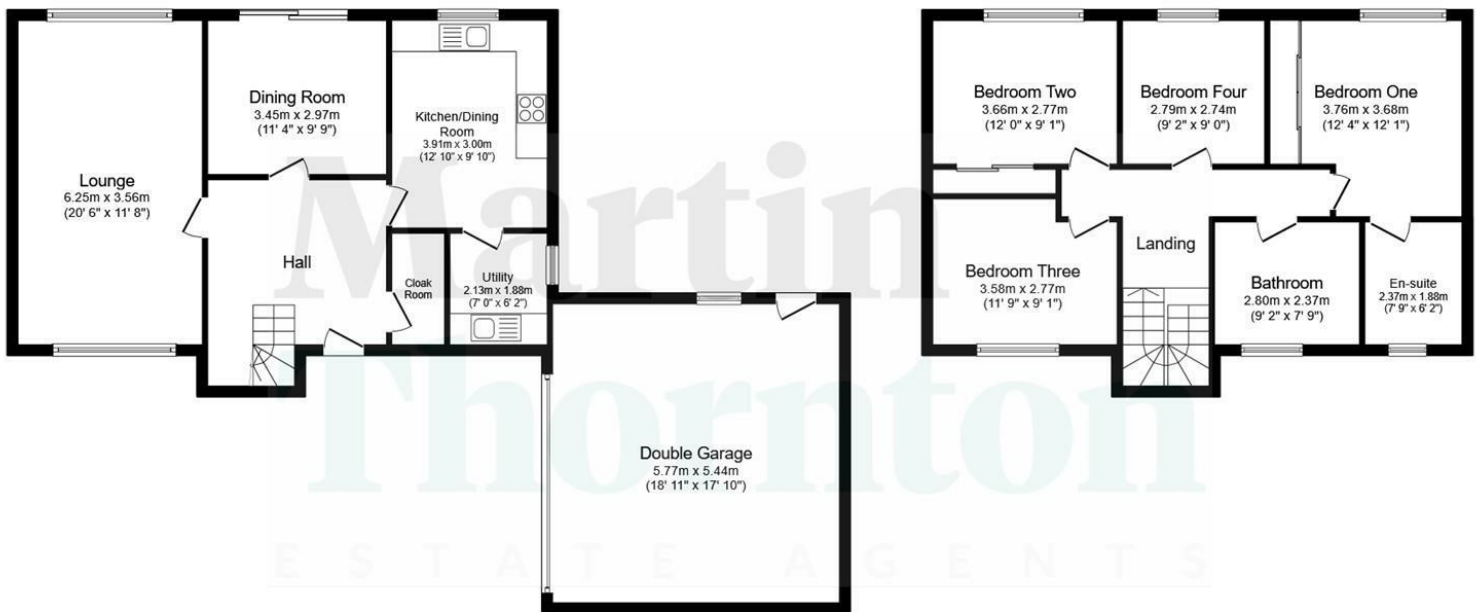
Offers over £475,000

MARTIN THORNTON PLATINUM

This is a four double bedroom, detached stone built family home which stands in the corner of a cul-de-sac among other quality properties. It has a double garage and parking for numerous vehicles. The property is located only a short distance from the centre of this popular and well regarded village and schooling, ideal for Huddersfield Royal Infirmary and a perfect commuter base via the M62. The spacious accommodation comprises an entrance hallway, downstairs WC, breakfast kitchen with integrated appliances and granite worktops, adjoining utility, separate dining room with patio doors and a large living room. On the first floor are four double bedrooms, all with built-in wardrobes, the master having an en suite shower room and a high specification family bathroom. There is a gas-fired central heating system, sealed unit double glazing and security system. Externally, there is a large attached double garage as well as parking for several vehicles. The rear garden is a good size with several flagged seating areas along with lawns. A perfect family setting with an array of amenities on the doorstep.

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Floorplan



Ground Floor
Floor area 97.1 m² (1,046 sq.ft.)

First Floor
Floor area 65.1 m² (701 sq.ft.)

TOTAL: 162.3 m² (1,747 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

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Entrance Hallway



A canopied open entrance gives shelter from the elements and an external door with opaque side screen gives access to the entrance hallway. The spacious hallway has a spindle balustrade staircase, with useful storage underneath, which gives access to the first floor accommodation. There is a half landing with a feature arched window. Of particular note is the tiled floor which continues into the dining room. There is deep cornice coving, a radiator and access to the following rooms:

Downstairs WC



This has a two-piece white suite comprising a low-level WC and a pedestal wash hand basin with full height splashback which also incorporates a mirror. There is also a radiator.

Breakfast Kitchen



This room has an array of units to high and low levels with under-unit lighting, granite worktops and a one-and-a-half bowl Blanco sink with mixer tap. Integrated appliances include a hob with double oven beneath and canopy style filter hood, dishwasher and fridge. The room has rear sealed unit double glazed windows, ceiling downlighting and the granite worktops extend to create a breakfast bar. Of particular note is the Karndean style flooring. There is also a radiator and a door leading to the utility.

Utility



This has a continuation of the Karndean flooring along with wall cupboards and base units with tiled splashbacks. There is plumbing for an automatic washer and space for an additional freestanding appliance, such as a condensing dryer, for example. The room has an external side door and window along with a radiator.

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Dining Room



Accessed from the hallway via timber and glazed doors is this good sized, pleasant formal dining room, which could easily be a second sitting room. It has double glazed patio doors overlooking the rear garden and a continuation of the feature floor tiling along with deep cornice coving and a radiator.

Living Room



This very spacious principal reception room runs the full length of the property. It is light and bright with front and rear double glazed windows. The focal point of the room is a Portuguese limestone fireplace with a raised hearth, home to a coal effect living flame gas fire. There is deep cornice coving along with various wall light points, dado rail and the room can accommodate a good amount of furniture. There are also two radiators.

First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is a drop-down ladder gives access to a large useful loft space which is part boarded. There is also a radiator.

Bedroom One



This double bedroom is positioned at the rear of the property and has built-in wardrobes but can accommodate further fitted or freestanding furniture. It has rear double glazed windows, a radiator and access to the en suite shower room.

En Suite Shower Room



Updated in recent times, the shower room has a walk-in double cubicle with Grohe wall-mounted shower and full height tiling. There is a pedestal wash hand basin and a low level WC. The illuminated mirror has a demister and the

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remaining walls have half height tiling along with a tiled floor. There is an obscure double glazed window along with an extractor fan, ceiling downlighting and an upright chrome ladder style radiator.

Bedroom Two



This double bedroom is positioned at the rear of the property and has built-in wardrobes with sliding doors and can accommodate further fitted or freestanding furniture. It has a rear double glazed window overlooking the garden and a radiator.

Bedroom Three



This double bedroom is positioned at the front of the property and has a built-in wardrobe and storage cupboard and can easily accommodate a double bed and further furniture. There is a double glazed window and a radiator.

Bedroom Four



The final double bedroom is positioned at the rear of the property and has a built-in double wardrobe, a rear double glazed window with a pleasant aspect over the garden and a radiator.

House Bathroom



The bathroom has a white Duravit three-piece suite comprising a panelled bath with curved shower screen and wall-mounted shower fitting, pedestal wash hand basin and low-level WC. There is full height tiling around the bath with half height tiling to the remaining walls, floor tiling and a display plinth with a granite surface, ideal for toiletries. The room also has an illuminated mirror, an upright chrome ladder-style radiator, ceiling downlighting and obscure double glazed windows to the front elevation.

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External Details



Accessed from the external door within the utility, there is a paved area with balustrading and a gate giving access to the good sized rear paved patio, which can also be accessed from the patio doors within the dining room. There is external lighting and water. The garden has perimeter fencing on one side along with mature beds and borders. On the opposite side of the property, there is a trellis style archway with a lockable metal gate. There is a shaped lawned garden with a wide pathway leading down to an additional paved seating/barbecue area and a further trellis style archway with steps leading down to a lower garden area, ideal for a log store or composting area. At the far end, there is perimeter fencing which encloses the garden.

Garage

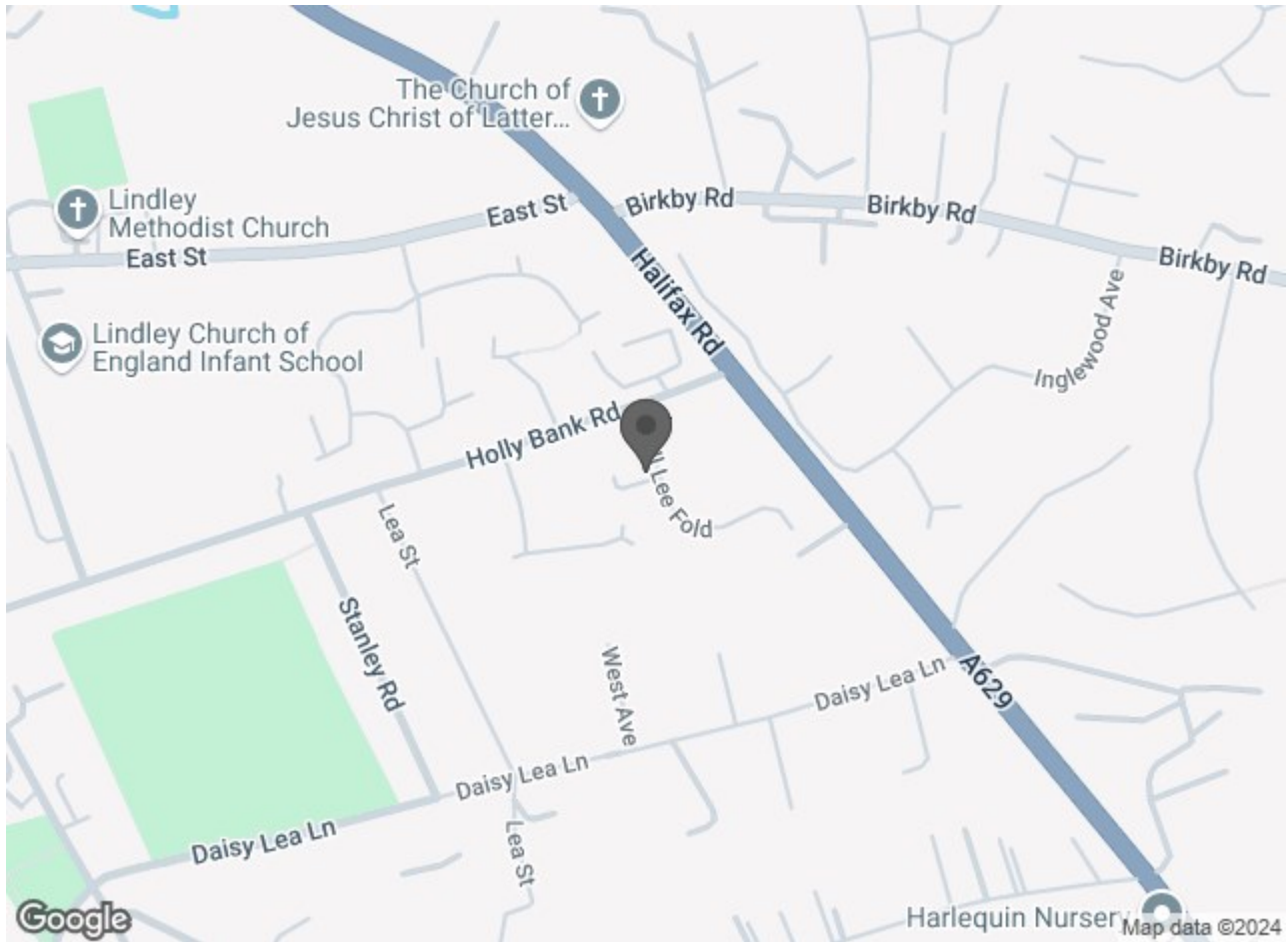
The attached double garage has a side personal door, up-and-over door, power, lighting and water. There is also access to an overhead storage area and the garage houses the Worcester boiler for the central heating system. The dimensions of the garage mean that it can easily be utilised as a workshop or informal utility area.

Tenure

The vendor confirms the property is freehold. 28.06.2024

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Directions



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