

martin-thornton.com
01484 508000



**Pye Road, Lindley
Huddersfield,**

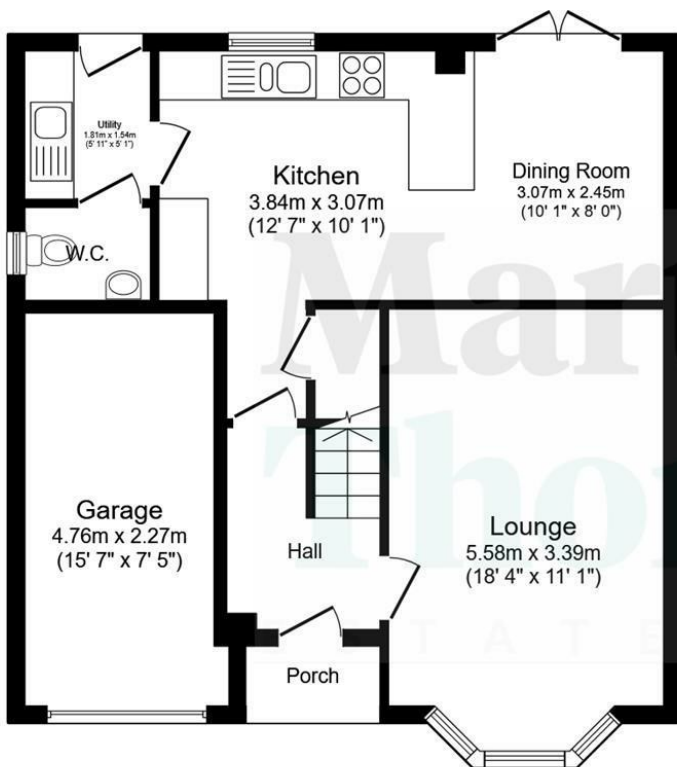
**Offers in the region of
£390,000**

MARTIN THORNTON PLATINUM

This four double bed roomed, detached family home enjoys a southerly rear aspect with an enclosed garden, double width driveway and integral garage. The property has a light and bright interior and is located on this ever popular development with ease of access to local amenities within Lindley and Salendine Nook shopping centre, well regarded schooling and motorway access. The accommodation comprises an entrance hallway, living room with bay window, rear dining kitchen with integrated appliances and French doors, adjoining utility and downstairs WC. On the first floor are four bedrooms, the master with en suite facilities, and the house bathroom. There is a gas-fired central heating system and uPVC double glazing. Externally, there is a double width driveway to the front of the property leading to an integral garage. The good sized rear garden has a timber decked seating area and is enclosed by perimeter fencing.

**Pye Road, Lindley
Huddersfield,**

Floorplan



Ground Floor

Floor area 63.5 m² (684 sq.ft.)



First Floor

Floor area 59.1 m² (636 sq.ft.)

TOTAL: 122.6 m² (1,319 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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Details



Entrance Hallway

An external composite door with opaque glazed panels gives access to the entrance hallway. There is a radiator and a staircase rising to the first floor accommodation, beneath which are useful storage cupboards. A door leads into the living room.



Living Room

This good sized principal reception room is positioned at the front of the property and has a bay with uPVC glazing. The room can accommodate a good amount of furniture and has provision for a large wall-mounted TV and two radiators.



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Details



Dining Kitchen

This particularly light and bright room is positioned at the rear of the property. The area is open plan and creates a pleasant eating and entertaining space. The kitchen area has wall cupboards and base units, working surfaces and a one-and-a-half bowl stainless steel with single drainer and mixer tap. Integrated appliances include a four-ring gas hob with stainless steel splashback and canopy style filter above, fan oven and fridge freezer. The room has floor tiling throughout along with a useful under stairs storage cupboard and ceiling downlighting. At the opposite end, there is plenty of space for a formal dining table and the room enjoys a southerly aspect with a uPVC window and large French doors leading out onto the timber decking. There are two radiators and a door gives access to the utility.



Utility

This has a continuation of the floor tiling and space for freestanding appliances below the worktops. There is a stainless steel circular sink with mixer tap, a composite rear door and concealed is the boiler for the central heating system. From here, access can be gained to the downstairs WC.



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Downstairs WC

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



First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is access to the partly boarded loft area via a drop-down ladder and a storage cupboard housing the cylinder for the hot water system. The landing itself gives access to all four bedrooms and the bathroom.



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Bedroom One

This large double bedroom is positioned at the front of the property and a large built-in wardrobe with sliding mirror doors. There is plenty of space for further fitted or freestanding furniture along with provision for a wall-mounted TV, a uPVC window and a radiator. Being the master bedroom, this room has the advantage of an en suite shower room.



En Suite Shower Room

This has a three-piece suite comprising a corner shower cubicle with curved doors and a tiled interior, a pedestal wash hand basin and a low-level WC. There is full height tiling within the cubicle and appropriate tiling to the other walls. The room has an extractor fan along with an opaque uPVC window, floor tiling and a radiator.



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Bedroom Two

This large double bedroom is positioned at the front of the property and has plenty of space for fitted or freestanding furniture. There is provision for a wall-mounted TV along with a uPVC window, a radiator and a useful storage cupboard over the staircase.



Bedroom Three

This double bedroom is positioned at the rear of the property and is particularly light and bright, enjoying a southerly aspect. It has space for fitted or freestanding furniture and a radiator.



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Bedroom Four

This double bedroom is a similar size to bedroom three, positioned at the rear of the property and enjoying a southerly aspect. It has space for fitted or freestanding furniture, provision for a wall-mounted TV and a radiator.



House Bathroom

The white three-piece suite comprises a panelled bath with tiled surround, a pedestal wash hand basin and a low-level WC. There is half height wall tiling which extends into the deep window sill, providing space for toiletries. The room has ceiling downlighting, a tiled floor and an opaque uPVC rear window.



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External Details

The property stands on a corner plot with an open plan lawned garden at the front and a wide paved pathway. At the front of the property is a double width driveway, one portion being slightly longer which can accommodate two cars, one behind the other. To the left hand side of the garage is a flagged pathway leading to a sturdy timber gate and a short run of steps up into the garden. Enclosed by perimeter fencing, this is a real sun trap and enjoys a southerly aspect. There is a timber decked seating/patio area adjoining the French doors within the dining kitchen. The majority of the garden is lawned and there is a timber shed along with external lighting, power and water. To the opposite site is a useful gravelled area, perfect for a small shed or garden lock box.



Integral Garage

This has a Hormann up-and-over door, power and lighting. At the far end, a timber tread staircase gives access to a mezzanine style storage area which also has lighting, providing bags of useful storage.

Pye Road, Lindley Huddersfield,

Directions

