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01484 508000



Wadsworth Fold, Lindley
Huddersfield,

Offers in the region of
£400,000

MARTIN THORNTON PLATINUM

This four double bed roomed, detached family home has an enclosed rear garden and offers well planned, perfect family accommodation. The property is perfectly placed for amenities within Lindley, well regarded local schooling and nearby shopping centre and motorway. It is an ideal commuting base with ease of access to the M62. The accommodation comprises an entrance hallway, living room with bay window, large open plan dining kitchen with doors out into the garden, adjoining utility and downstairs WC. On the first floor are four double bedrooms, the master with en suite shower room, and the family bathroom. There is a gas-fired central heating system, uPVC double glazing and a security system. Externally, to the front of the property is a double width block paved driveway, an integral garage and a lawned garden. The rear garden is enclosed by perimeter fencing and has a full width paved patio area, artificial grass and a timber decked seating area. The popular location and practical layout make this a perfect family home.

Wadsworth Fold, Lindley Huddersfield,

Floorplan



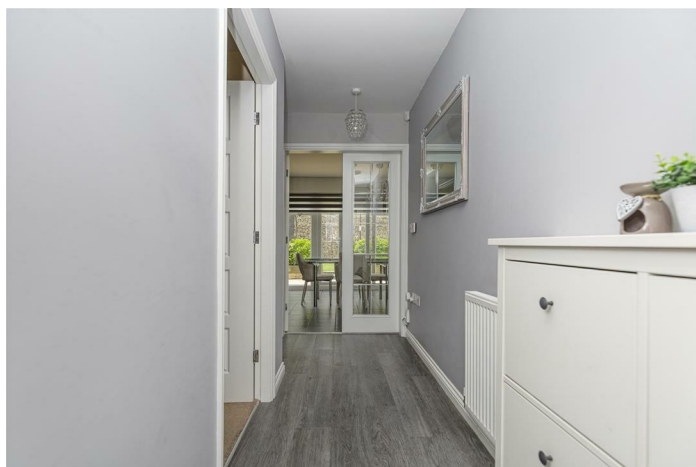
All measurements are approximate and for display purposes only

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Details



Entrance Hallway



A canopied open entrance porch gives shelter from the elements and has courtesy lighting. From here, a composite external door with opaque glazed panels gives access to the entrance hallway. The initial portion has a robust carpet and beyond this is Karndean flooring. A staircase rises to the first floor accommodation and there is a radiator.

Living Room



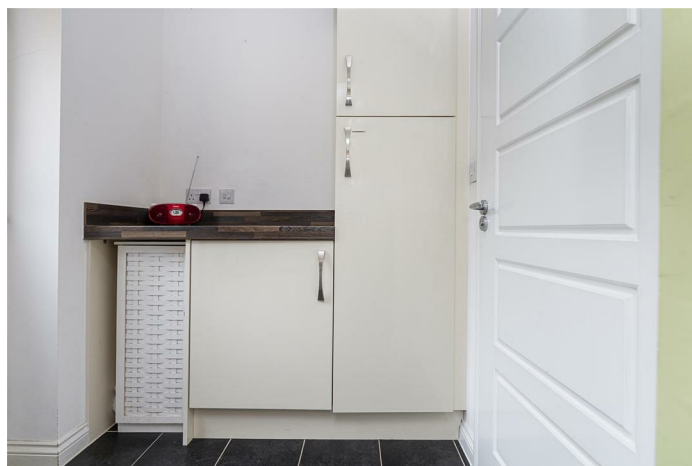
This good sized reception room is positioned at the front of the property and has a bay window with uPVC glazing. The room extends slightly beneath the staircase which could be used for furniture or a desk, as an informal study area. There are two radiators.

Dining Kitchen

From the hallway, timber and bevelled glazed doors lead into

the dining kitchen which is positioned at the rear of the property. This is an open plan eating and entertaining area, particularly light and bright, with uPVC windows and French doors with matching screens on either side. The kitchen area has wall cupboards and base units with working surfaces, upstands and a one-and-a-half bowl sink with mixer tap. Integrated appliances include a four-ring gas hob with stainless steel splashback, canopy style filter hood and oven beneath. There is space for an American style freestanding fridge freezer and additional appliances are housed in the utility area. The room can accommodate a formal dining table and has access out into the garden which works particularly well when entertaining. There is ceiling downlighting along with floor tiling, provision for a TV and a radiator. An archway leads through to the utility.

Utility



This area has units with matching worktops and upstands and an integrated washing machine. A rear composite door gives access to the garden. There is a radiator and plenty of room to store shoes and coats, etc. A door leads through to the guest WC.

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Guest WC



This has a white two-piece suite comprising a wall-mounted hand basin and a low-level WC. There is half height wall tiling along with floor tiling, a side obscure uPVC window and a radiator.

First Floor Landing



From the hallway, the staircase rises to the first floor landing where there is a spindle balustrade and a uPVC window. A large airing cupboard incorporates the cylinder and there is a radiator.

Bedroom One



This double bedroom is positioned at the rear of the property and has a built-in triple wardrobe with one door incorporating a mirror finish. There is a uPVC window, a radiator and the room can accommodate further fitted or freestanding furniture. A door leads to the en suite.

En Suite Shower Room



This has a double shower cubicle with a wall-mounted shower, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and floor along with an electric shaver point, a mirror fronted toiletries cabinet, downlighting, an extractor fan and an upright chrome ladder-style radiator. To the rear elevation is an obscure uPVC window.

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Bedroom Two



This good sized double bedroom is positioned at the front of the property and can easily accommodate fitted or freestanding furniture. There is also a uPVC window and a radiator.

Bedroom Four



This double bedroom is positioned at the front of the property and has a uPVC window and a radiator.

Bedroom Three



This good sized double bedroom is positioned at the rear of the property and has a uPVC window overlooking the garden. The room can accommodate fitted or freestanding furniture and has a radiator.

House Bathroom



The bathroom has a white three-piece suite comprising a panelled bath with a wall-mounted shower fitting, a pedestal wash hand basin and a low-level WC. There is tiling to the floor and walls with a contrasting tile around the bath area along with ceiling downlighting, an extractor and an upright chrome ladder-style radiator. To the front elevation is a uPVC window.

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Details



External Details



At the front of the property is a double width block paved driveway and an open plan lawned garden. The rear garden is enclosed by perimeter fencing and has a lockable timber gate with a paved pathway. The property enjoys a westerly rear aspect, benefitting from the afternoon sun. There is a full width paved patio area, also accessed from the utility and the French doors in the dining kitchen. Railway style sleepers have been used to create raised borders with coloured slate and two steps lead up into the garden where artificial turf has been laid for ease of maintenance. There is a timber decked seating area in the far corner and the garden is enclosed and has outside power, lighting and water.

Integral Garage

The garage has an up-and-over door, power and lighting. This area also houses the Ideal Logic boiler for the central heating system.

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Directions

