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01484 508000



**Keswick Avenue, Lindley
Huddersfield,**

**Offers in the region of
£550,000**

MARTIN THORNTON PLATINUM

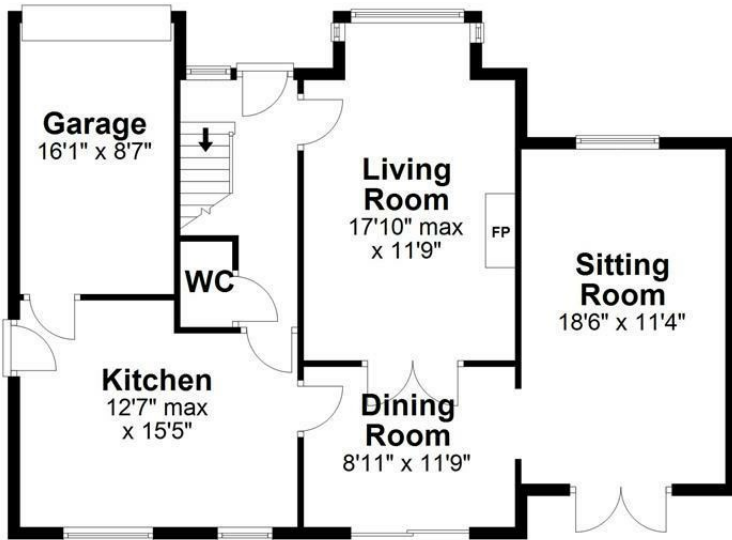
This most impressive, double fronted, detached family home has been substantially extended from its original design. It enjoys a cul-de-sac position among other quality homes within this popular, well regarded area and has a large enclosed rear garden with a wooded backdrop. The house is currently used as four bedrooms, but originally had six bedrooms and could easily be reinstated. The property is perfectly placed for well regarded local schooling, midway between the shopping centre at Salendine Nook and Lindley main street. It is a perfect commuting location with ease of access to the M62. There is a gas-fired central heating system and uPVC double glazing. The accommodation comprises an entrance hallway, downstairs WC, large breakfast kitchen, dining room, living room with bay window and sitting room. On the first floor is the landing and the former fifth bedroom (which could easily be reinstated) is now an open plan home office/study area. The master bedroom has a dressing room and en suite. Bedroom two has been increased in size (as it was originally two separate bedrooms). There are two further double bedrooms and a house shower room. Externally, there is a double width driveway and an integral garage. The rear garden enjoys a good amount of privacy with a wooded backdrop and enclosed by perimeter walls and fencing. There are paved seating areas, a lawn and a large timber decked eating and entertaining space. In the garden is also a large timber gazebo which is a great entertaining space, along with external power sockets and water.

Keswick Avenue, Lindley Huddersfield,

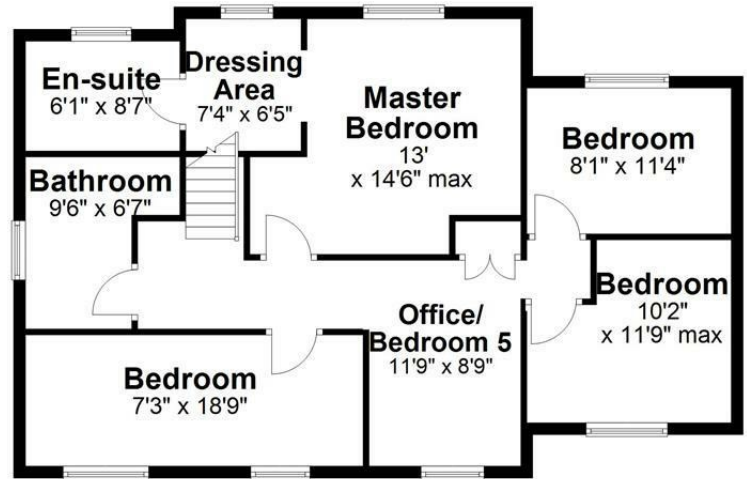
Floorplan



Ground Floor



First Floor



Total area: approx. 1835.8 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors
Plan produced using PlanUp.

Keswick Avenue, Londley, Huddersfield

Keswick Avenue, Lindley Huddersfield,

Details



Entrance Hallway

A canopied open entrance porch gives shelter from the elements and has courtesy lighting. An external door with opaque glazed panels and matching side screen gives access to the hallway which has coving to the ceiling and a radiator. A spindle staircase rises to the first floor landing and double doors give access to the sitting room. There is a radiator at the far end and access to the downstairs WC.

Downstairs WC

This has a two-piece white suite comprising a pedestal wash hand basin with mosaic style splashback and a low-level WC. There is an extractor fan and a radiator.

Breakfast Kitchen



This large open plan space has a wealth of units to high and low levels, glazed display cabinets, under unit lighting and a one-and-a-half bowl stainless steel sink with mixer tap. Integrated appliances include a five-ring gas hob with a canopy style filter hood, double oven and fridge. There is plumbing for a dishwasher. The worktops extend to create a large breakfast bar area and there are twin double glazed windows overlooking the garden. There is floor tiling, a side external door, a radiator and a personal door leading to the garage. A further door gives access to the dining room.

Dining Room

This room is positioned at the rear of the property and has sliding patio doors out onto a paved seating area. It has a pleasant aspect over the enclosed rear garden with a wooded backdrop. Double doors lead through to the living room and there is a radiator.

Living Room

This spacious reception room is accessed from the hallway via double doors and is positioned at the front of the property. There is a walk-in bay including uPVC double glazed windows and the focal point of the room is a Portuguese limestone fire surround with matching inlay and hearth, home to an electric fire. There is plenty of space for furniture, coving to the ceiling and a radiator.

Sitting Room

This equally spacious second reception room is ideal as an everyday sitting room with French doors leading out to a paved seating area. There is oak style laminate flooring and plenty of space for furniture. The ceiling has sunken spotlights and there is also a radiator.

First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is a spindle balustrade, access to the loft area and an airing cupboard housing the cylinder. There is also a radiator. The landing area continues through to the home office area/bedroom five.

Home Office/Bedroom Five



The former partition wall was removed from this area, but can easily be reinstated to create a fifth bedroom. Our clients utilise this as a home office. There are double glazed windows overlooking the garden, a radiator and a large twin door store cupboard with shelf and hanging rail.

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Bedroom One

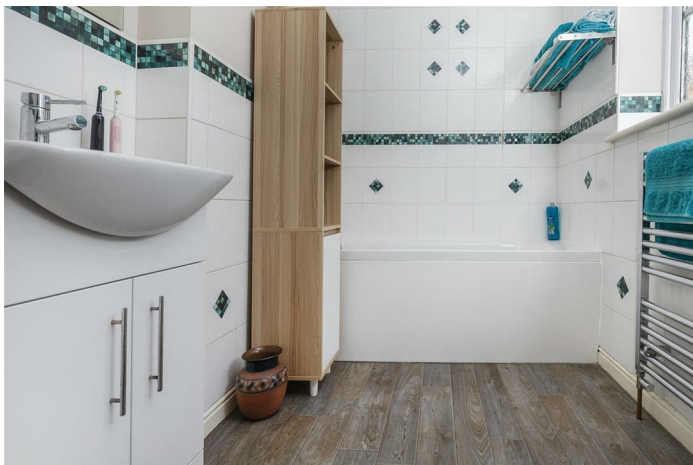


This large double bedroom is positioned at the front of the property and is light and bright with twin double glazed windows. There is a built-in double wardrobe, a radiator and an archway leading to a dressing room.

Dressing Room

This has built-in double wardrobes with hanging and shelving, an opaque uPVC window and a radiator. A door leads to the en suite bathroom.

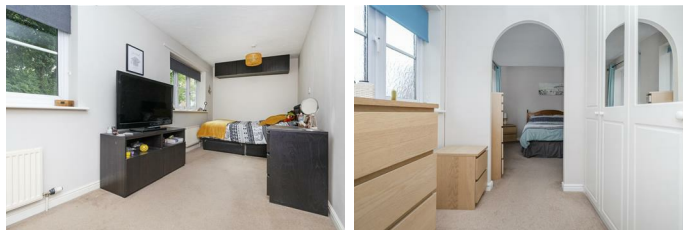
En Suite Bathroom



This has a white three-piece suite comprising a panelled bath with a hand-held shower attachment, a rectangular hand wash basin with storage cupboards below and a low-level WC. There is tiling to the shower area, half-height tiling to the remaining walls and a cushion vinyl floor. The room

has an extractor fan, an opaque double glazed window and an upright chrome ladder-style radiator.

Bedroom Two



This large double bedroom is positioned at the rear of the property and was originally two bedrooms, meaning that the house could potentially have six bedrooms if desired. This room enjoys a very pleasant aspect over the garden with its wooded backdrop and has plenty of space for furniture. It has two windows and two radiators (as it was two separate bedrooms previously).

Bedroom Three



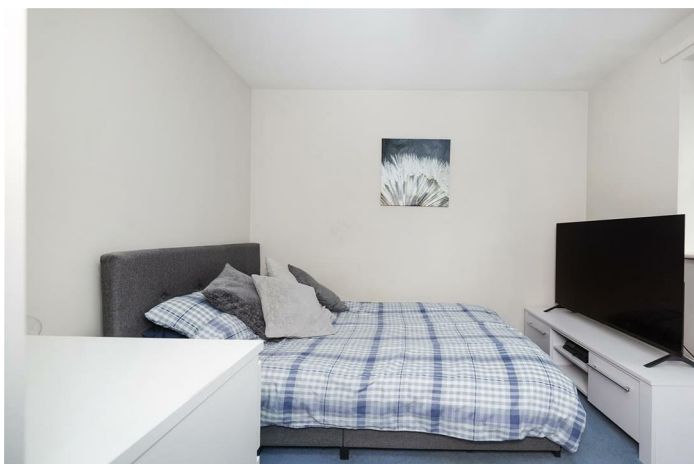
This double bedroom is positioned at the rear of the property and has a double glazed window overlooking the garden, plenty of space for furniture and a radiator.

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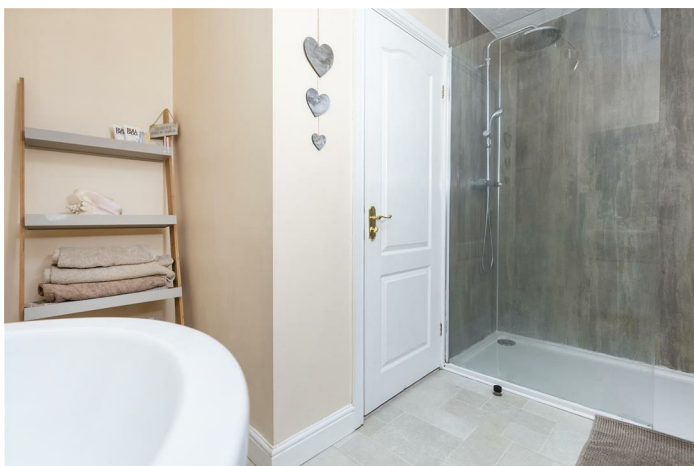


Bedroom Four



This double bedroom is positioned at the front of the property and has a double glazed window, plenty of space for furniture and a radiator.

Shower Room



The shower room has a walk-in shower cubicle with an overhead waterfall shower fitting and a hand-held shower attachment, a pedestal wash hand basin and a low-level WC. There is a side opaque uPVC window, an extractor fan and an upright chrome ladder-style radiator

External Details

At the front of the property is an open plan lawned garden and double width driveway providing parking and access to the garage. On the right hand side of the property, there is a lockable timber gate leading to a paved pathway which

continues around to the rear of the house. The rear garden is one of the major selling features and the wide corner plot enjoys a good amount of privacy with perimeter fencing and walling. There is outside lighting and water. A paved patio runs the full width of the house and can be accessed from the patio doors within the dining room and the French doors within the sitting room. From the patio area, there is an adjoining timber decked seating area on two levels, the lower level incorporating a covered gazebo/garden room with twin power sockets and a side glazed window. The upper section of decking is particularly large and looks back towards the house, being the perfect barbecue/entertaining space with raised timber planters, external lighting and a wealth of power sockets. There is a level lawned area and the garden enjoys a pleasant, wooded backdrop.

Garage

This has an up-and-over door and a personal door from the breakfast kitchen. It is home to the boiler for the central heating system and has space for freestanding appliances. Beneath the counter top, there is plumbing for an automatic washer and space for a condensing dryer, for example.

Keswick Avenue, Lindley Huddersfield,

Directions

