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**Warton Avenue, Lindley  
Huddersfield,**

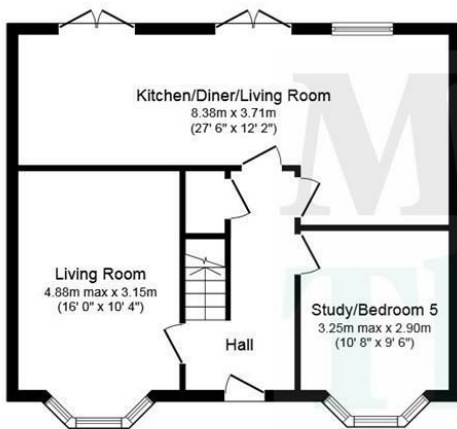
**Offers over £400,000**

MARTIN THORNTON PLATINUM

This double-fronted five/six-bedroom detached family home is the final property at the end of the cul-de-sac and occupies one of the largest plots. The spacious accommodation is arranged over three floors and has a driveway and garage, situated on this ever-popular development. The property is perfectly situated for commuting to Leeds and Manchester and has amenities nearby within Lindley Village, well-regarded schooling and a hospital. The accommodation comprises an entrance hallway, downstairs WC, living room with bay window, large open plan living/dining kitchen with two sets of French doors and a sixth bedroom which could be used as a sitting room/study. On the first floor are three bedrooms (the master with an en suite shower room) and the house bathroom. On the top floor are two further double bedrooms and a shower room. There is a gas-fired central heating system and uPVC double glazing. Externally, the property enjoys a no-through-road position with a pleasant aspect to the front. While the rear garden will require some cosmetic work, it is one of the largest plots and is enclosed by perimeter fencing. The property is offered with the advantage of vacant possession and an inspection is advised to appreciate the position, amount of accommodation and convenience for local amenities.

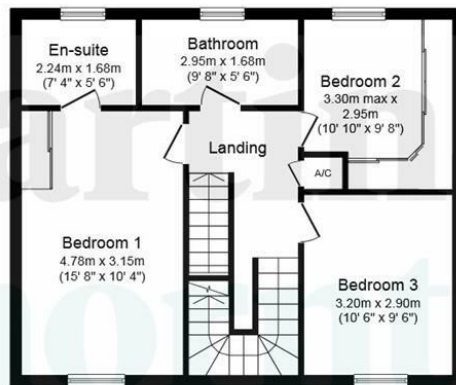
# Warton Avenue, Lindley Huddersfield,

## Floorplan



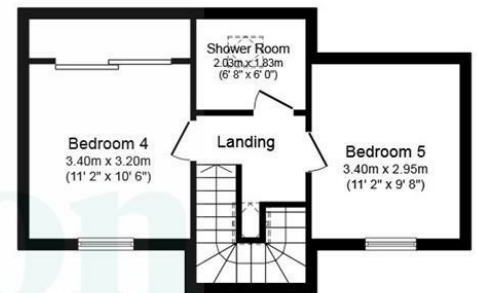
### Ground Floor

Floor area 59.5 sq.m. (640 sq.ft.)



### First Floor

Floor area 58.0 sq.m. (624 sq.ft.)



### Second Floor

Floor area 35.1 sq.m. (378 sq.ft.)

**TOTAL: 152.5 sq.m. (1,642 sq.ft.)**

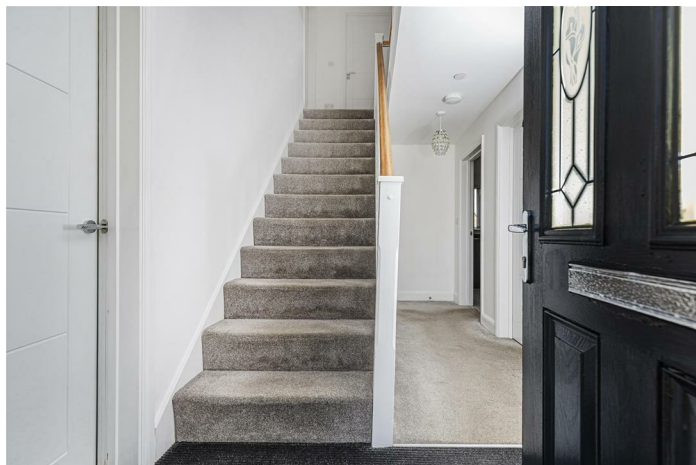
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Warton Avenue, Lindley Huddersfield,

## Details



### Entrance Hallway



An external entrance door with opaque double glazed panels gives access to the hallway. A staircase rises to the first floor with a useful open storage area beneath. The hallway provides access to the ground floor reception rooms and the initial portion has robust carpet style matting and a radiator.

### Downstairs WC



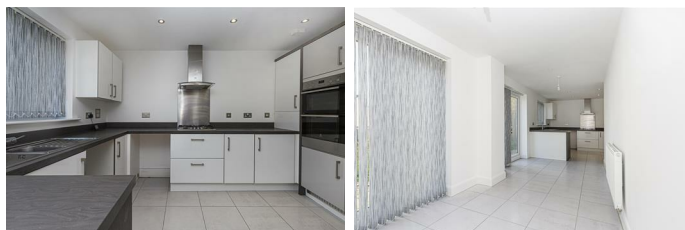
A two-piece white suite comprises a pedestal hand basin with tiled splashback and a low-level WC. There is an extractor fan and a radiator.

### Living Room



This good sized principal reception room is positioned at the front of the property and has a walk-in bay incorporating uPVC glazing. The room can easily accommodate a good amount of furniture, has two ceiling light points, plenty of sockets and switches and two radiators.

### Living/Dining Kitchen



This large open plan room is positioned at the rear of the property with two sets of French doors leading out into the garden. It offers an open plan everyday eating and entertaining space. The kitchen area has units to high and low levels with working surfaces, a Blanco one-and-a-half bowl stainless steel sink with mixer tap and space for freestanding appliances such as a washing machine and dishwasher. Integrated appliances include a double oven, four-ring gas hob with stainless steel splashback, canopy style extractor hood, fridge and freezer. There is ceiling downlighting and two radiators. The adjoining living/dining area can accommodate a good sized formal dining table and a two-seater sofa and TV at the far end. The room is light and bright with neutral décor, a light coloured tiled floor throughout and a uPVC window.



# Warton Avenue, Lindley Huddersfield,

## Details

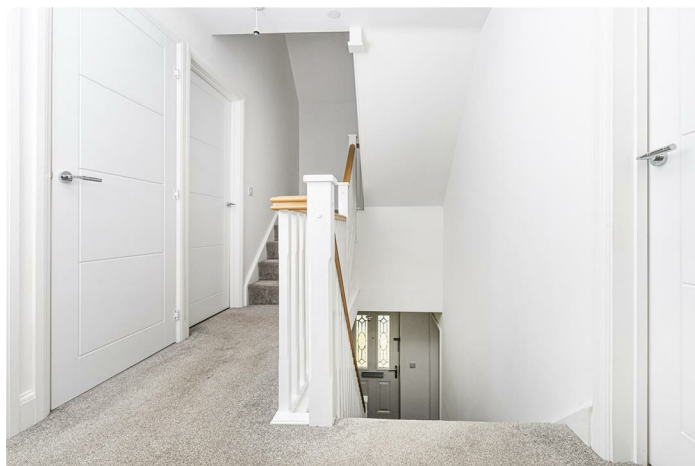


### Study/Bedroom Six



This room has been utilised as a ground floor bedroom with built-in furniture comprising a wardrobe, drawers, bedside cabinets and overhead storage cupboards. However, this fitted furniture could easily be removed to revert the room to a home office or playroom. The room is positioned at the front of the property and has a walk-in bay incorporating uPVC glazing and a radiator.

### First Floor Landing



The staircase rises to the first floor landing where there is access to the house bathroom and three bedrooms. There is a radiator, a built-in airing cupboard housing the cylinder and a staircase rising to the top floor.

### Bedroom One



This large double bedroom is positioned at the front of the property and has a large built-in mirror fronted wardrobe with a hanging rail and storage shelf above. There is plenty of space for further fitted or freestanding furniture. The room has a uPVC window, a radiator and, being the master bedroom, access to the en suite shower room.

### En Suite Shower Room



The room has a double shower cubicle with a tiled interior and a Grohe wall-mounted shower fitting. There is a pedestal wash hand basin and a low-level WC with appropriate tiling behind each. There is floor tiling, an extractor fan, a shaver point, a rear obscure uPVC window and a radiator.

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## Details



### Bedroom Two



This rear-facing double bedroom has been made into a dressing room, however, the furniture could be easily removed. It has built-in furniture comprising three double wardrobes and one single wardrobe, a mirror fronted wardrobe with a shelf and matching drawers. There is a uPVC window and a radiator.

### Bedroom Three



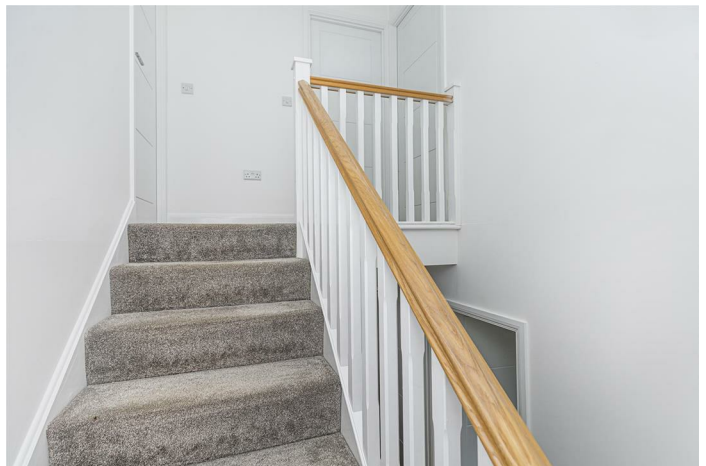
This double bedroom is positioned at the front of the property and has a uPVC window and a radiator.

### House Bathroom



The good sized house bathroom has a four-piece suite comprising a bath with tiled surround, pedestal wash hand basin, low-level WC and double shower cubicle with a Grohe shower fitting. There are appropriate tiled surrounds, ceiling downlighting, floor tiling and a radiator. To the rear elevation is an obscure uPVC window.

### Top Floor Landing



From the first floor landing, a staircase leads up to the top floor landing where there is a Velux window.

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## Details



### Bedroom Four



This double bedroom is positioned at the front of the property and has a bank of sliding-door wardrobes which are particularly deep and have hanging rails. There is a uPVC window and a radiator.

### Bedroom Five



This double bedroom is slightly smaller and has sliding-door wardrobes, a uPVC window to the front elevation and a radiator.

### Shower Room



The shower room has a white suite comprising a corner shower cubicle with a tiled interior and Grohe shower fitting, a pedestal wash hand basin and a low-level WC. There is appropriate tiling behind the hand basin and WC, floor tiling, an extractor fan and a radiator. To the rear elevation is an obscure uPVC window.

### External Details



The property is the final home at the end of Warton Avenue. In our opinion, it enjoys more privacy and has a larger corner plot with an open plan garden with a wide pathway to the front. The driveway to the left hand side provides parking and access to the matching detached garage. A timber gate gives access to the garden. The large rear garden requires a cosmetic make-over, but has a paved seating area, perimeter fencing, external lighting and water.

# Warton Avenue, Lindley Huddersfield,

## Details



### Garage

The garage has a Hormann up-and-over door, power and lighting.

### Tenure

The vendor informs us that the property is freehold and we await further confirmation. 06.09.24



# Warton Avenue, Lindley Huddersfield,

Directions

