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Farriers Way, Lindley
Huddersfield, Kirklees

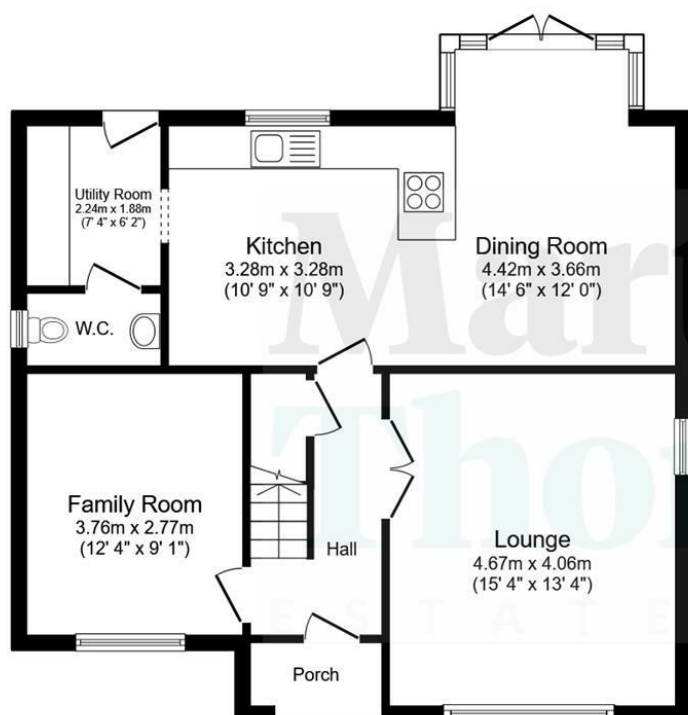
Offers over £450,000

MARTIN THORNTON PLATINUM

This superbly appointed, four double bedrooomed detached family home has a large rear dining kitchen and two separate reception rooms. It is presented to a very high standard with stylish décor and an eye for detail, conveniently placed for local amenities, schooling and access to the M62. An internal inspection is an absolute must for this superb home, selected off plan by our clients. The accommodation comprises an entrance hallway, living room, sitting room, large open plan dining kitchen with French doors, utility and downstairs WC. On the first floor are four double bedrooms, the master with a dressing area and en suite shower room, and the house bathroom. The property has a gas-fired central heating system, uPVC double glazing and a security system. Externally, there is extensive parking on the large driveway and a detached double garage. The enclosed rear garden enjoys a westerly aspect and has a full width patio and a good sized lawn.

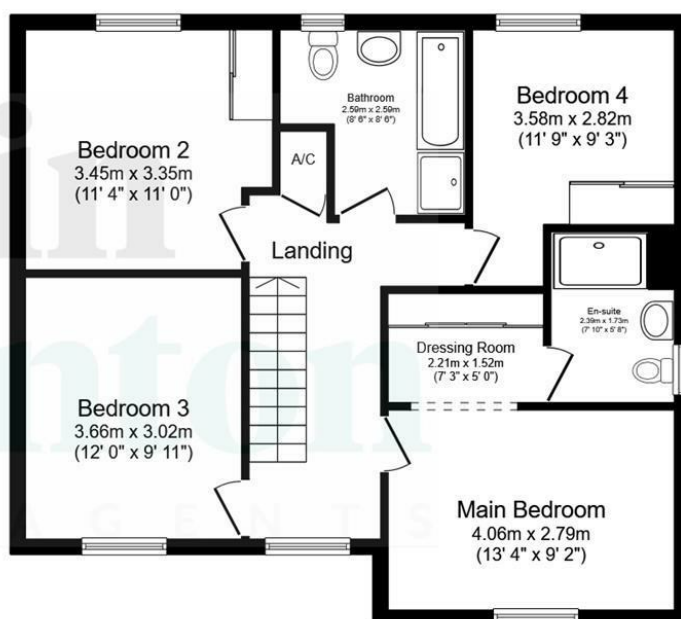
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Floorplan



Ground Floor

Floor area 72.9 sq.m. (785 sq.ft.)



First Floor

Floor area 68.4 sq.m. (736 sq.ft.)

TOTAL: 141.3 sq.m. (1,521 sq.ft.)

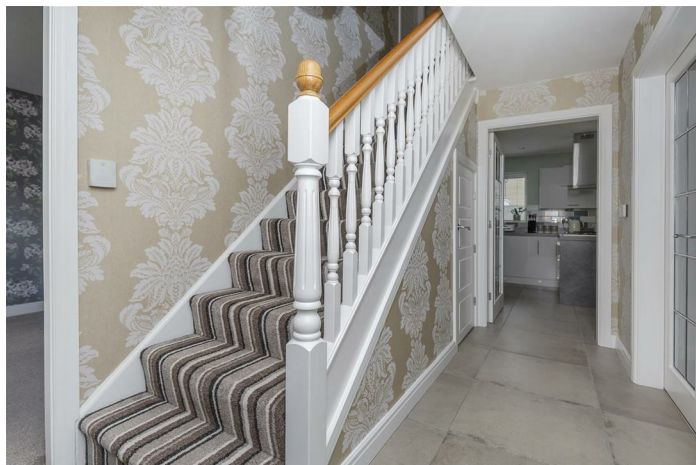
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



An arched open entrance porch gives shelter from the elements and has courtesy lighting. A composite external door with a decorative opaque glazed panel provides access to the hallway, where a spindle staircase with oak handrail rises to the first floor accommodation. Beneath the staircase is a large storage cupboard. The initial portion of the hallway as a robust matting/carpet and adjoining this is floor tiling. Twin timber doors with glazed panels lead to the living room and there is a radiator.

Living Room



This good sized, well-appointed reception room is positioned at the front of the property. The room has a dual aspect with front and side uPVC windows, can accommodate plenty of furniture and has a wealth of sockets and switches. There are two radiators.

Sitting Room



This versatile multipurpose space could be a home office, second sitting room, playroom or formal dining room. The room is positioned at the front of the property and is presented to a very high standard. A uPVC window overlooks the lawned garden, there is plenty of space for furniture and a radiator.

Dining Kitchen



At the end of the hallway, a timber and multipaneled glazed door provides access to the dining kitchen. This fabulous open plan eating and entertaining space runs almost the full width of the property and has access to the garden. There is a continuation of the tiling from the hallway. The kitchen area wall cupboards, base units, brick style splashbacks and matching upstands to the worktops. Integrated appliances include a five-ring gas hob with ceiling mounted, illuminated

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canopy style filter hood and double oven. There is a one-and-a-half bowl stainless steel sink with mixer tap, space for a freestanding fridge freezer and plumbing for a dishwasher. The kick boards incorporate LED lighting. The worktops extend to create a breakfast bar area. The kitchen area has ceiling downlighting, plenty of sockets and switches and two radiators. The dining/living area is light and bright with a walk-in bay window incorporating uPVC glazing and central uPVC French leading to the garden. It can accommodate a large dining table. An archway leads through to the adjoining utility.

Utility



The utility has wall cupboards, base units, worktops, upstands and splashbacks to match the kitchen. There is plumbing for an automatic washer and space for a dryer. There is a continuation of the floor tiling, a rear composite door with a glazed panel and matting style carpet. The room has a radiator and access to the downstairs WC.

Downstairs WC



This has wall and floor tiling and a two-piece suite comprising a wall-mounted hand basin with Hansgrohe tap and a low-level WC. There is an extractor fan, a side opaque uPVC window and a radiator.

First Floor landing



From the hallway, a staircase rises to the first floor landing which has spindle balustrading with an oak handrail and is part galleried. At the far end is a uPVC window. A drop down ladder gives access to a useful loft area and the built-in airing cupboard houses the pressurised cylinder.

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Bedroom One



This double master bedroom is positioned at the front of the property and has plenty of space for furniture. There is a uPVC window and a radiator. A wide archway leads through to a dressing area with a sliding mirror-fronted triple wardrobe. There is ceiling downlighting, hanging rails and shelving. Access can be gained to the en suite shower room.

En Suite Shower Room



This good sized room has a double shower cubicle with a sliding door, tiled interior and wall-mounted shower attachment. There is a pedestal wash hand basin, a low-level WC and tiling to the walls and floor. The walls have a feature border tile to match the interior of the shower cubicle. The room has ceiling downlighting, an extractor fan, a side uPVC window and an upright chrome ladder-style radiator.

Bedroom Two



This double bedroom is positioned at the front of the property and has a bank of built-in sliding door wardrobes with hanging and shelving. There is a uPVC window, a TV aerial point and a radiator.

Bedroom Three



This double bedroom is positioned at the rear of the property and has a sliding door double wardrobe with hanging and shelving. There is a uPVC window and a radiator.

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Bedroom Four



The final double bedroom is positioned at the rear of the property and has space for fitted or freestanding furniture. There is a TV aerial point, a uPVC window and a radiator.

House Bathroom



The bathroom has a white four-piece suite comprising a panelled bath, pedestal wash hand basin, low-level WC and a shower cubicle with a tiled interior and wall-mounted shower attachment. There is half height tiling to the walls, floor filing and a feature heated and illuminated mirror. The room has ceiling downlighting, a uPVC window and an upright chrome ladder-style radiator.

External Details



The property was held selected by our clients for its position, plot size and large driveway. There is a pathway with lawns on either side which continues to a large block paved driveway. The driveway provides parking for numerous vehicles and leads to a detached double garage with twin up-and-over doors, power, lighting and storage within the loft area. Off the driveway, a high timber gate gives access to the garden. The rear garden has a westerly aspect, enjoying the afternoon sun, and is enclosed by high level perimeter fencing. There is a full width paved patio area which can also be accessed from the French doors in the dining kitchen. The garden has external lighting and water. Adjoining the patio is a good sized, lawned garden.

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Directions

