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## **Blacksmith Way, Lindley Huddersfield, Kirklees**

**Offers in the region of  
£425,000**

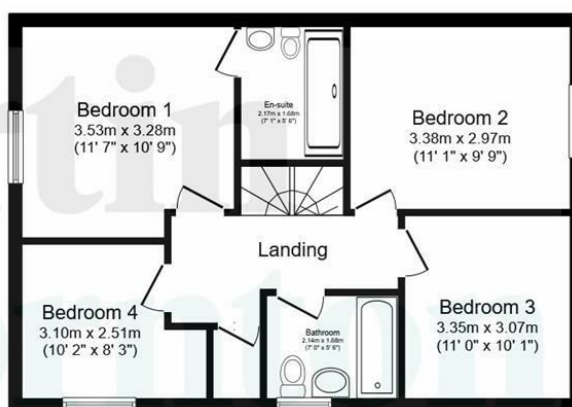
This well-appointed, double fronted, four-bedroomed detached family home with an enclosed garden and garage is located on this well-regarded and popular development. The property is perfectly placed for local amenities, schooling, Lindley Village centre and commuting to Leeds and Manchester. The light and bright interior comprises an entrance hallway, downstairs WC, living room with French doors out into the garden, open plan dining kitchen with integrated appliances and separate utility. On the first floor is a good sized landing area, master bedroom with en suite, three further good sized bedrooms and the house bathroom. The property has gas-fired central heating and uPVC double glazing. Externally, there is parking on the driveway and a garage which can be accessed from the enclosed garden. An internal inspection is highly recommended.

**Blacksmith Way, Lindley  
Huddersfield, Kirklees**

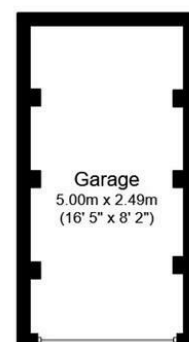
**Floorplan**



Ground Floor  
Floor area 53.9 m<sup>2</sup> (580 sq.ft.)



First Floor  
Floor area 53.9 m<sup>2</sup> (580 sq.ft.)



Floor Plan 3  
Floor area 12.5 m<sup>2</sup> (134 sq.ft.)

**TOTAL: 120.2 m<sup>2</sup> (1,294 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)

# Blacksmith Way, Lindley Huddersfield, Kirklees

## Details



### Entrance Hallway

An external composite door with an opaque glazed panel gives access to the entrance hallway. The wide entrance hallway has a staircase rising to the first floor accommodation, beneath which is a good-sized storage cloaks cupboard. There is grey laminate flooring that continues through to the living room, a radiator and access to the downstairs WC.



### Downstairs WC

The two-piece white suite comprises a pedestal wash hand basin with a decorative tiled splashback and a low-level WC. There is floor tiling, an extractor fan and a radiator.



# Blacksmith Way, Lindley Huddersfield, Kirklees

## Details



### Living Room

This good sized reception room runs from the front to the back of the property and enjoys a dual aspect with a front uPVC window and side French doors. There is plenty of space for furniture and a continuation of the flooring. The room has provision for a wall-mounted TV and two radiators.



### Dining Kitchen

The dining kitchen also runs from the front to the back of the property and enjoys a dual aspect with a front uPVC window and two side uPVC windows. The kitchen area has an extensive array of fitted units to high and low levels with brick style tiled splashbacks, LED lighting to the kickboards and a plinth fan heater. The worktops have matching upstands and there is a one-and-a-half bowl stainless steel sink unit. Integrated appliances include a five-ring gas hob with an illuminated canopy style filter hood, double oven, fridge, freezer and dishwasher. Concealed is the boiler for the central heating system. The worktop extends slightly to form a breakfast bar with storage cupboards beneath. The room can easily accommodate a large dining table and creates a pleasant open plan, eating and entertaining space. There is floor tiling and ceiling downlighting within the kitchen area, a radiator and an archway leading to the utility.



### Utility

The utility has matching base units with identical worktops, upstands and brick style tiling. There is a continuation of the floor tiling, a rear composite and glazed door and a radiator.



# Blacksmith Way, Lindley Huddersfield, Kirklees

## Details



### First Floor

From the hallway, a staircase rises to the first-floor landing, which has a spindle balustrade, a good-sized airing cupboard housing the cylinder, and a radiator.



### Bedroom One

This large double bedroom is positioned at the rear of the property and has plenty of space for fitted or freestanding furniture. It has a side uPVC window, provision for a wall-mounted TV, a radiator and access to an en suite shower room.



### En Suite Shower Room

The shower room has a double shower cubicle with a tiled interior, an overhead waterfall-style shower fitting and a hand-held shower attachment. There is a low-level WC, a hand wash basin, floor and wall tiling, an extractor fan and a radiator.



# Blacksmith Way, Lindley Huddersfield, Kirklees

## Details



### Bedroom Two

This large double bedroom has plenty of space for fitted or freestanding furniture, a side uPVC window and a radiator.



### Bedroom Three

This double bedroom enjoys a very pleasant dual aspect with front and side uPVC windows. There is plenty of space for fitted or freestanding furniture, although our clients use it as a home office. It has grey laminate flooring and a radiator.



### Bedroom Four

This good sized fourth bedroom is currently used as a dressing room. It has grey laminate flooring, plenty of space for furniture, a uPVC window to the front elevation and a radiator.



# Blacksmith Way, Lindley Huddersfield, Kirklees

## Details



### Bathroom

The bathroom has a white three-piece suite comprising a panelled bath with an overhead waterfall style shower fitting and a hand-held shower attachment, a wall-mounted hand basin and a low-level WC. There is full-height tiling around the bath area and half-height tiling to the remaining walls, floor tiling, an extractor fan and a radiator. To the front elevation is an opaque uPVC window.



### External Details

On the left hand side of the property, the driveway provides parking and access to the garage. A pathway leads to the rear of the property, where there is a lockable timber gate. The garden is enclosed by perimeter fencing and has been designed for ease of maintenance with a flagged seating area and pathway, making a perfect outdoor eating and entertaining area. There is a section of artificial grass, gravelled beds and borders, external lighting and water. The garden has a southern-westerly aspect.



### Garage

The garage has an up-and-over door, a side personal door, power and lighting.

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Directions

