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Wadsworth Fold, Lindley Huddersfield,

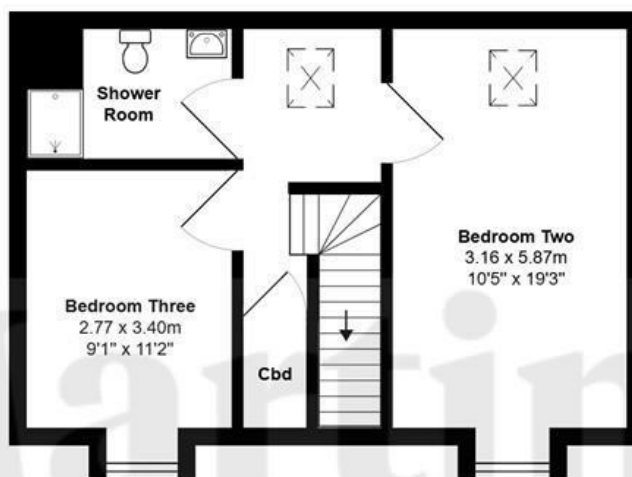
Offers over £475,000

MARTIN THORNTON PLATINUM

This five-bedroom, double-fronted detached family home is located on this ever-popular development between Lindley and Salendine Nook with ease of access to local amenities, well-regarded schooling and motorway access. The property is well appointed throughout and comprises an entrance hallway, living room with bay window, sitting/dining room with bay window, large open plan dining kitchen with integrated appliances, utility and downstairs WC. On the first floor are three bedrooms, the master bedroom with a dressing area and en suite, and the house bathroom. On the top floor is a spacious landing perfect for a study or gaming area, two double bedrooms and a shower room. The property has gas-fired central heating, uPVC double glazing and a security system. Externally, there is parking at the side of the property on the driveway and a garage. The enclosed westerly facing garden benefits from the afternoon sun. It has all-weather decking, a stone flagged patio and a level lawn.

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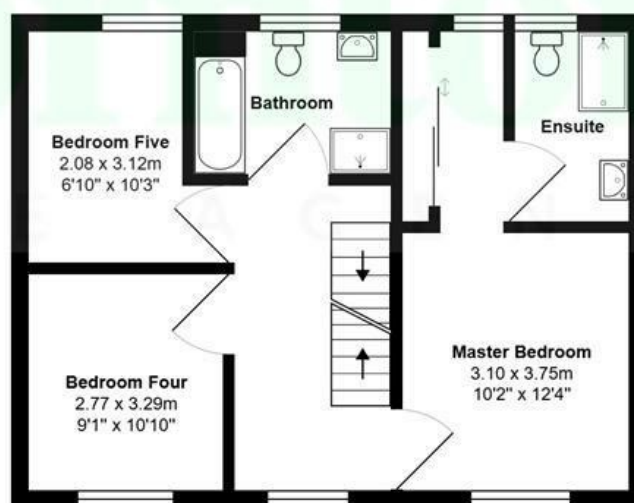
Floorplan



Second Floor



Ground Floor



First Floor

All measurements are approximate and for display purposes only

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Entrance Hallway

An external composite door with a decorative opaque glazed panel gives access to the entrance hallway. A spindle staircase rises to the first-floor accommodation, beneath which is a useful storage cupboard. There is dark oak style laminate flooring, a radiator and a door leading to the living room.



Living Room

This good-sized reception room is positioned at the front of the property with a uPVC bay window overlooking the lawned garden. The room can accommodate a good amount of furniture, has neutral décor and carpeting along with two radiators.



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Sitting/Dining/Play Room

Timber doors lead to this multipurpose room, positioned at the front of the property with a uPVC bay window overlooking the lawned garden. Buyers may choose to use it as a formal dining room, second sitting room or play room. It has neutral décor and a radiator.



Dining Kitchen

This sociable eating and entertaining space is positioned at the rear of the property. It has wall cupboards and base units with working surfaces, matching up-stands and a stainless steel sink unit. Integrated appliances include a five-ring gas hob with a stainless steel splash-back and an illuminated canopy style filter hood, double oven, fridge, freezer and dishwasher. The central island incorporates further storage and a breakfast bar. There is down-lighting and a uPVC window. The dining area has French doors leading to the all-weather decking, two Velux windows, floor tiling and two radiators. An archway leads to the utility.



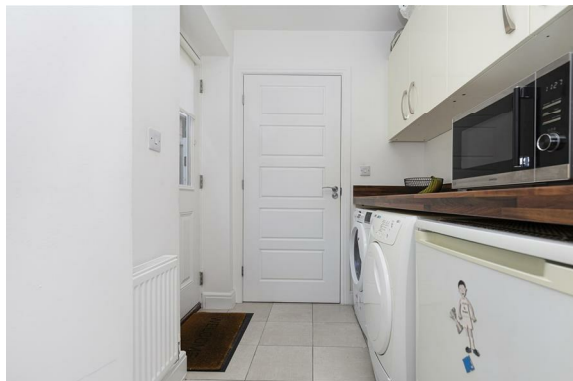
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Utility

The utility has tiled flooring, matching units to those in the kitchen, space for freestanding appliances and plumbing for an automatic washing machine. An external composite door leads out to the garden. There is a radiator and access to the downstairs WC.



Downstairs WC

This room has a two-piece suite comprising a wall-mounted hand basin and a low-level WC. There is a continuation of the floor tiling, half-height tiling to the walls, a side opaque uPVC window and a radiator.

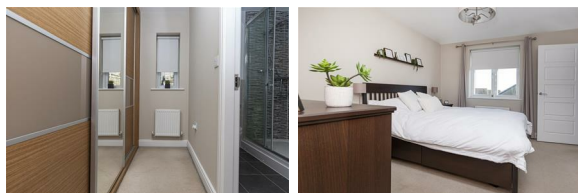


First Floor

From the hallway, the staircase rises to the first floor landing which has a spindle balustrade and a staircase leading to the top floor accommodation. There is a uPVC window to the front elevation and a radiator.

Bedroom One

This large double bedroom is positioned at the front of the property and has a uPVC window and a radiator. An archway leads to a dressing room/walk-in wardrobe with built-in double wardrobes, ceiling down-lighting, a rear uPVC window and a radiator. This bedroom has an en suite shower room.



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En Suite Shower Room

This room has a double shower cubicle with a wall-mounted shower fitting and a feature tiled interior, a pedestal wash hand basin and a low-level WC. There is tiling to the floor, half-height wall tiling, ceiling down-lighting, an extractor fan and a radiator. To the rear elevation is an opaque rear uPVC window.



Bedroom Two

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



Bedroom Five

This fifth bedroom is particularly versatile and could be a home office/study or a dressing room. It is a good-sized single room positioned at the rear of the property and has a uPVC window and a radiator.



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House Bathroom

The good-sized bathroom has a four-piece suite comprising a panelled bath, separate shower cubicle with a feature tiled interior and wall-mounted shower fitting, a wash hand basin and a low-level WC. There is half-height wall tiling, floor tiling, ceiling down-lighting, an extractor fan and a radiator. This room has an opaque uPVC window.

Top Floor

From the landing, the staircase rises to the top floor accommodation.

Landing/Study

The central area between the bedrooms and shower room would make a perfect home office/study area and has a Velux style window with a blackout blind. There is a radiator and a large airing cupboard which houses the cylinder for the hot water system.



Bedroom Three

This large double bedroom is light and bright with a uPVC window to the front elevation and a rear Velux style window with a blackout blind. There is access to the loft area and a radiator.



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Bedroom Four

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



En Suite Shower Room

This room has a shower cubicle with a wall-mounted shower fitting and a feature tiled interior, a pedestal wash hand basin and a low-level WC. There is tiling to the floor, half-height wall tiling, a rear Velux style window with a blackout blind, ceiling down-lighting, an extractor fan and a radiator.



External Details

At the front of the property are open plan lawns on either side of a wide flagged pathway. The driveway provides parking for two, one behind the other, and access to the garage. The rear garden has a westerly aspect, enjoying the afternoon sun, and is enclosed by perimeter fencing and gabion baskets. Adjoining the French doors from the dining kitchen is an all-weather decked seating area incorporating lighting. There is a level lawned garden, a stone flagged patio, external lighting, power and water. At the rear of the garage is space for a timber shed and at the side of the house is a further stone flagged area.



Garage

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

Tenure

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The vendor informs us this property is Freehold.

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Directions

