

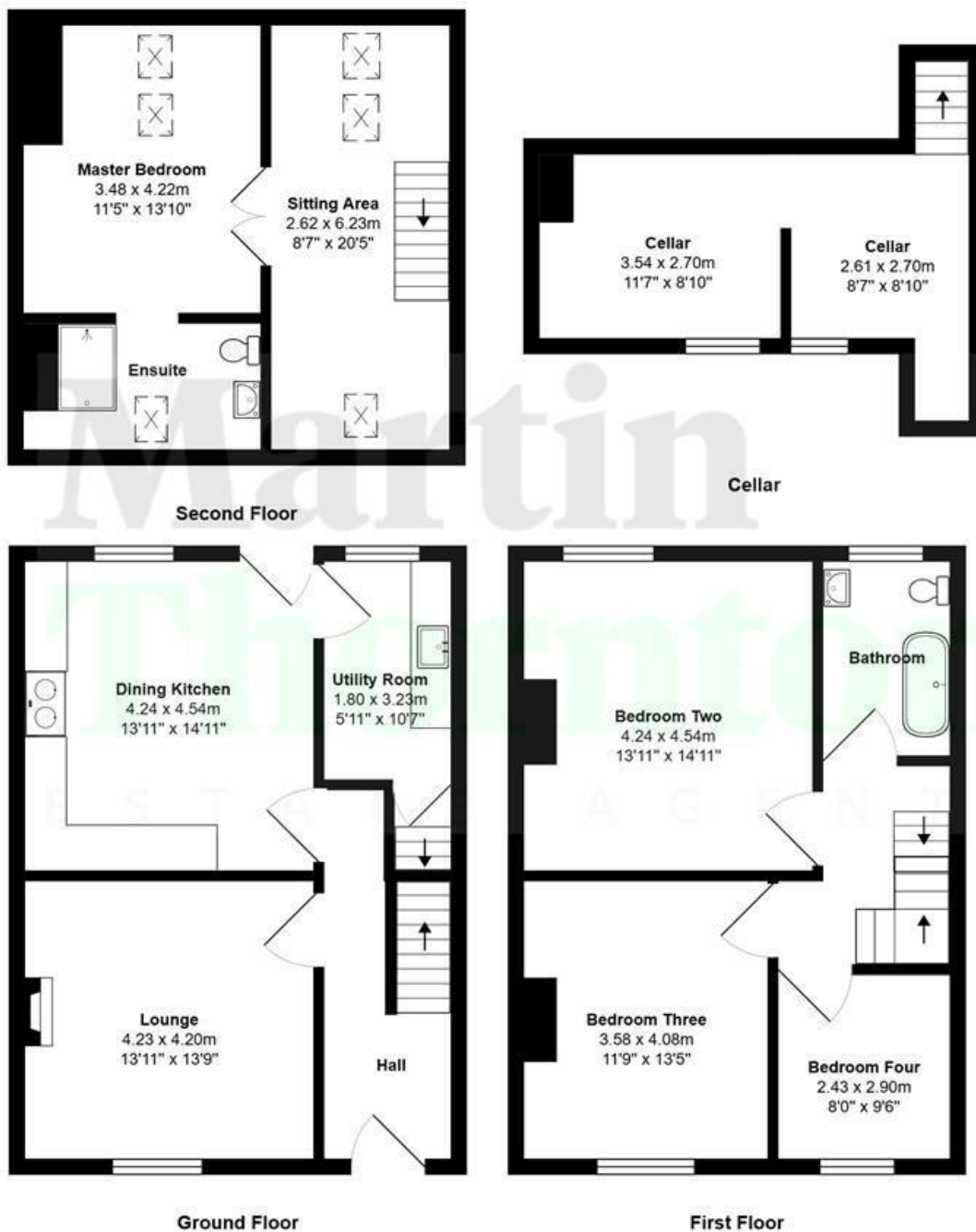
martin-thornton.com
01484 508000



Holly Bank Road, Lindley Huddersfield,

**Offers in the region of
£375,000**

This stone built mid-terrace four-bedroom family home is located on the outskirts of the popular Village of Lindley with its various amenities. The property was constructed in the 1900s, is arranged over three floors and has only had three owners. It has lots of character with high ceilings, superb internal joinery, fire places and benefits from a southerly aspect. The accommodation comprises an impressive entrance hall, living room with sash windows and bespoke units, large open plan dining kitchen with hand-made units and a gas Aga cooker, utility and a useful basement with two rooms. On the first floor there are three bedrooms and a stylish bathroom with under floor heating. There is a further bedroom on the second floor with an en suite shower room and adjoining study/games room. The property has a gas-fired central heating system and a mix of uPVC and sealed-unit glazed windows. Externally, at the front of the property is a low-level walled boundary with railings and a gate. At the rear is an enclosed garden enjoying a southerly aspect and overlooking the playing fields. The property provides perfect family accommodation due to nearby schooling, motorway network and proximity to Lindley Village.



All measurements are approximate and for display purposes only

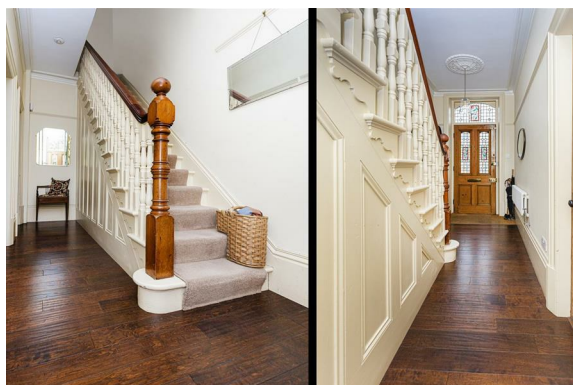
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Entrance Hallway

A superb entrance door with opaque leaded glass panels and a matching overhead light gives access to the impressive entrance hallway. It has a high ceiling, cornice style coving, a ceiling rose, a picture rail and deep skirting boards. Of particular note are the internal doors and architraves. A staircase with newel post, a turned handrail and large spindles rises to the first floor accommodation. The initial portion of the hallway has robust matting style flooring and beyond this is a dark oak engineered wood floor. It has a period style radiator and a stripped and panelled door leading to the living room.



Living Room

This large principal reception room is positioned at the front of the property and has a high ceiling with deep cornice coving and a ceiling rose. It has stripped doors, architraves and deep skirting boards. A pine fire surround with a raised granite finish hearth houses a coal effect living flame fire. On either side of the chimney breast are bespoke storage cupboards in ash. There are various wall light points, provision for a wall-mounted flat screen TV and a sash window with sealed unit double-glazing. The room also has a radiator.



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Dining Kitchen

This large open plan sociable eating and entertaining room is positioned at the rear of the property and packed full of character. It has stripped doors, architraves, picture rail and skirting boards. Of particular note is the oak flooring. The kitchen area has base units with wood block worktops and an Astracast Belfast style sink with mixer tap and a granite top on either side with grooved draining areas. The kitchen is bespoke in beech and maple with integrated appliances comprising a fridge. There is floor to ceiling storage with low-level drawers and cupboards. Recessed to the former fireplace is a gas Aga with the usual ovens, solely used for cooking. It has tiling, an exposed stone mantel and stands upon a slate hearth. The room can easily accommodate a large formal dining table and has a uPVC window overlooking the rear garden, with a pleasant aspect across the playing fields. There is a bespoke stable style door with bevelled glazed panels. Set to the oak flooring is



Utility

This room has wall cupboards and base units with tiled surrounds, a Belfast style sink with mixer tap and granite worktops. There is space for a tumble dryer and plumbing for a washing machine and dishwasher. Within the utility is the Ideal Logic boiler for the central heating system. There is a quarry tiled floor, a rear uPVC window, space for additional appliances and an upright ladder style radiator. A stripped panelled door gives access down to the cellar.



Cellar

The first room in the cellar has a stone flagged floor and provides additional handy storage with power and lighting. It has a uPVC window to the front elevation. The adjoining larger room is partly beneath the living room and would make an ideal workshop with a window to the front elevation and a radiator.

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First Floor Landing

From the hallway, the staircase rises to the first floor landing, which has a continuation of the spindle staircase continuing up to the top floor. The internal joinery is worthy of mention with stripped period panelled doors and detailed architraves, skirting boards and picture rail.



Bedroom Two

This large double bedroom with a high ceiling is positioned at the rear of the property. It enjoys a southerly aspect with an outlook across the playing fields towards the village centre. The room can easily accommodate a vast amount of furniture and the focal point is a decorative cast iron fireplace with an open grate. There is a picture rail and a radiator.



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Bedroom Three

This large double bedroom is positioned at the front of the property and has a decorative cast iron fireplace with an open grate. There is plenty of space for furniture, a large uPVC window with a stripped timber architrave and casement and a contemporary upright radiator.



Bedroom Four

This good-sized single bedroom is positioned at the front of the property and has a uPVC set to a stripped timber casement and architrave. There is also a radiator.



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Bathroom

The stylish bathroom has been updated in more recent times and has electric under floor heating and a Duravit three-piece suite. The double ended bath has a curved shower screen, a wall mounted shower fitting and an overhead waterfall style shower fitting. There is a rectangular hand basin with drawers beneath and a low-level WC, with three-quarter height tiling around the bath, extending to half height tiling to the remaining walls. The room has an illuminated, mirror fronted toiletries cabinet, a tiled floor, ceiling downlighting and an upright gun metal ladder style radiator. To the rear elevation is an opaque uPVC window.

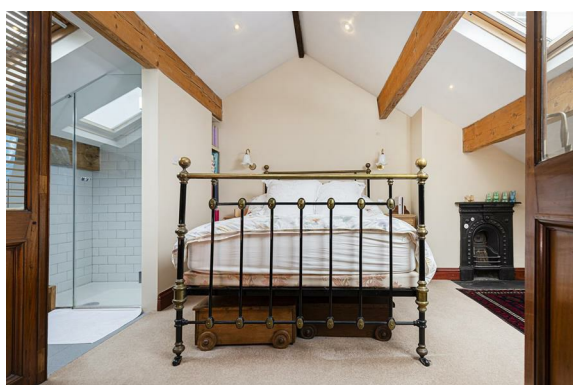


Top Floor Accommodation

From the first floor landing, the staircase with newel post and spindles continues up to the top floor, which is flexible in nature. Buyers may decide to completely open up the two rooms to create a much larger space if required. The initial portion would be an ideal home office, gaming area or a sitting room to the adjoining bedroom, creating the perfect teenage space. The study/gaming area is particularly light and bright, with front and rear Velux windows with blackout blinds. The beams have been exposed and there is access on either side to the eaves, spindle balustrading and a radiator. From here, feature twin doors with bevelled glazed panels lead to the bedroom.

Master Bedroom

This double bedroom has Velux windows with blackout blinds and a decorative cast iron fireplace with an open grate. The room can accommodate plenty of furniture, has recessed shelving and a radiator. Adjoining this room is a contemporary shower room.



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En Suite Shower Room

The shower room has a walk-in shower with a glazed door, brick style tiled interior and a wall-mounted hand-held shower attachment. There is a Duravit hand basin with a storage cupboard below and a matching low-level WC. The room has built-in shelving, perfect for toiletries and bedding, feature flooring and an upright ladder style towel radiator. The Velux window has a blackout blind.



External Details

At the front of the property is a perimeter low-level wall with railings and an entrance gate between heavy stone gateposts. The garden is particularly mature with a sea of colour at particular times of the year. A pathway continues through the garden, flanked by miniature box hedging and there is a cherry tree and roses. It is also perfect for tubs, pots and planters. There is external courtesy lighting. The rear garden enjoys a southerly aspect and can be a real sun trap. It has perimeter walling and fencing with a gate at the far end giving ease of access to the playing fields. Wide steps lead down to the level lawn with interspersed flags, a stone flagged seating area and space for a shed, for example. There is external lighting and water.



Tenure

The vendor informs us that the property is freehold.

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Directions

