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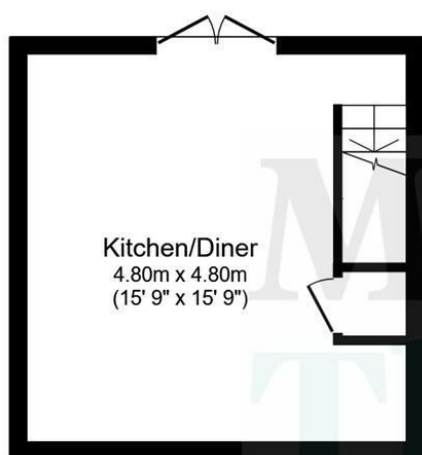
Dryden Way, Lindley Huddersfield, Kirklees

Offers over £280,000

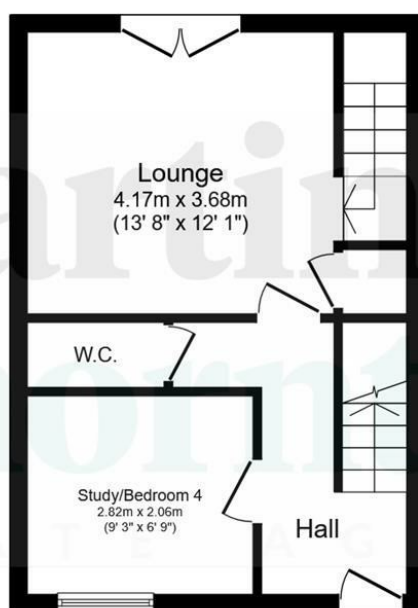
This three/four-bedroom end of terraced property is situated within a popular residential development, enjoying a cul-de-sac position. The property which may prove suitable to the expanding family buyer or professional couple looking to access nearby motorway networks. Arranged over three floors, the accommodation comprises an entrance hall, bedroom four/home office, downstairs WC, living room with Juliette style balcony and a large kitchen/diner with French doors. On the second floor are three bedrooms, the master with an en suite, and a house bathroom. The property has a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, the driveway allows for parking of several vehicles. At the rear is a fenced garden area set over two levels with a lawn and patio.

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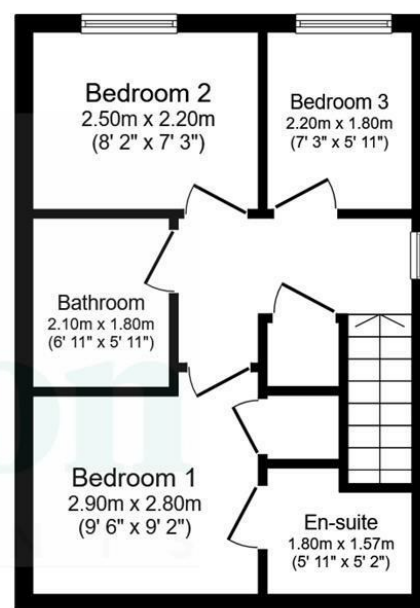
Floorplan



Basement
Floor area 22.6 sq.m. (243 sq.ft.)



Ground Floor
Floor area 32.7 sq.m. (352 sq.ft.)



First Floor
Floor area 32.7 sq.m. (352 sq.ft.)

Total floor area: 88.0 sq.m. (947 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

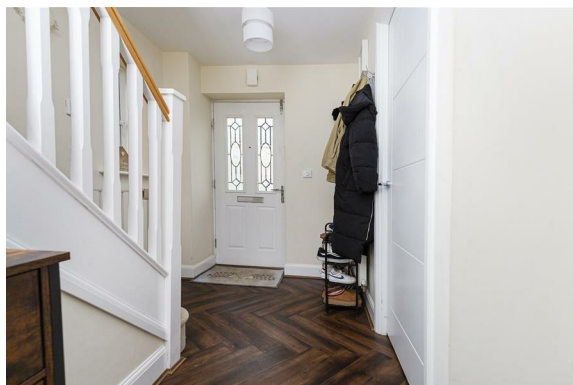
Dryden Way, Lindley Huddersfield, Kirklees

Details



Entrance Hall

A composite style door with double-glazed inserts opens to the entrance hall, which has plenty of room for hanging hooks and shoe storage. It has natural light from a uPVC double-glazed window to the side elevation, laminate style flooring, two ceiling light points and a radiator. A staircase leads to the first floor landing and access can be gained to the following rooms:



Study/Bedroom

This room has full length fitted wardrobes with hanging rails and shelving, a continuation of the laminate style flooring, a ceiling light point and a radiator. A uPVC double-glazed window overlooks the front elevation.



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Details



Downstairs WC

The modern white suite comprises a low-level WC and a pedestal hand basin with mixer tap and tiled effect splashback. There is tiling to the floor, an extractor fan, a ceiling light point and a radiator.



Living Room

This good-sized reception room is positioned at the rear of the property and has French doors leading to a Juliette style balcony and a uPVC double-glazed window allowing natural light from the side elevation. There is a ceiling light point, a radiator and a useful storage cupboard with a ceiling light point, currently used as a work from home office space. A balustrade and spindle staircase leading down to the kitchen/diner.



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Details



Kitchen/Diner

From the living room, steps lead down to the spacious kitchen/diner, which is the hub of this lovely family home. The kitchen area comprises a range of modern base and wall cupboards, roll-edge worktops extending to create a breakfast bar, brick style tiled splashbacks and a one-and-a-half bowl stainless steel sink unit. Integrated appliances include a five-ring gas hob, double oven, overlying canopy style filter hood and a dishwasher. There is space for an American style fridge freezer, plumbing for an automatic washing machine and space for a dryer. The area has ceiling downlighting, a useful under stairs storage cupboard with power and a radiator. French doors lead out to the rear garden.



First Floor Landing

From the entrance hall, the staircase rises to the first floor landing where there is a uPVC double-glazed window allowing natural light from the side elevation. The landing has a ceiling light point, a radiator and a useful storage cupboard housing the boiler for the central heating system. Access can be gained to a partially boarded loft space.

Bedroom One

This spacious double bedroom is positioned at the front of the property with a uPVC double-glazed window overlooking the front elevation. It has a useful storage cupboard/wardrobe with hanging rails and shelving, a radiator, a ceiling light point and space for further furniture. Access can be gained to the en suite shower room.



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Details



En Suite Shower Room

This room has a corner shower cubicle, home to a Mira electric shower, a pedestal hand basin with mixer tap and a low-level WC. A uPVC double-glazed window allows natural light from the rear elevation. There is tiling to the floor, tiling to the walls to dado height, a ceiling light point, an extractor fan, a radiator and a shaver point.



Bedroom Two

This double bedroom is positioned at the rear of the property with a uPVC double-glazed window with beautiful views over Lindley and beyond. It has a ceiling light point and a radiator.



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Details



Bedroom Three

This single bedroom is also positioned at the rear of the property with a uPVC double-glazed window with beautiful views over Lindley and beyond. It has a ceiling light point and a radiator.



House Bathroom

The modern white suite comprises a panelled bath with twin taps and an extendable shower hose, a pedestal hand basin with mixer tap and a low-level WC. The walls are part tiled with a contrasting tiled effect floor. There is ceiling downlighting, an extractor fan and a radiator.



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Details



External Details

At the front of the property is a driveway suitable for parking numerous vehicles, a bin store area and a flagged pathway leading to the front door. At the rear of the property is a fenced garden area with a good-sized patio and steps leading down to a lawned area. There is external power, water and lighting. A timber gate gives access round the side of the property to the front.



Tenure

The vendor has informed us that the property is Leasehold

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Directions

