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## Brewery Court, Lindley Huddersfield, Yorkshire

**Offers in the region of  
£550,000**

### MARTIN THORNTON PLATINUM

This spacious six-bedroomed detached family home is located at the head of a cul-de-sac and only a short distance from the centre of Lindley Village with its excellent amenities, schooling and ease of access to the M62. The accommodation comprises an entrance hallway with downstairs WC, living room, dining room, separate sitting room, and kitchen with integrated appliances. On the first floor are six bedrooms, two of which have en suites, and a well-appointed family bathroom. The property has gas-fired central heating and sealed unit double glazing. Positioned at the head of the cul-de-sac, the property has a generous plot with extensive parking and a double integral garage. This property has the advantage of no onward chain.

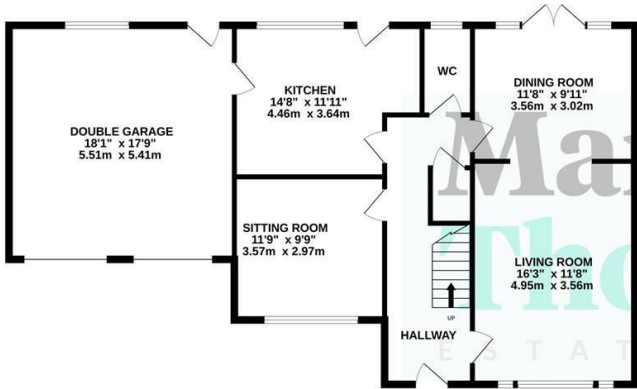
**\*\*Please note the property has had some new carpets since the photos were taken\*\***

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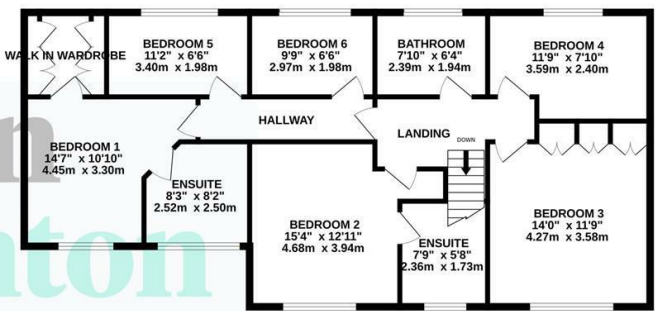
Floorplan



GROUND FLOOR  
1147 sq.ft. (106.6 sq.m.) approx.



1ST FLOOR  
1048 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA : 2196 sq.ft. (204.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Details



### Entrance Hallway

A composite style external door with an arched glazed panel gives access to the entrance hallway. A staircase rises to the first floor accommodation and beneath this is a good sized storage cupboard. There is a recessed display alcove and a sealed unit double glazed window. There is coving to the ceiling and a radiator, and, at the far end of the hallway, a downstairs WC.

### WC

The stylish downstairs WC has a two-piece white suite comprising a low-level WC and a rectangular trough style hand basin with tiled splashback. There is an illuminated mirror, a rear double glazed window and an upright chrome ladder style radiator.

### Living Room

This room is positioned to the front of the property and is particularly light and bright with a series of double glazed windows. The focal point of the room is a timber fireplace with matching inlay and hearth, home to a coal effect gas fire. There is coving to the ceiling, a wall light point and a radiator. An archway leads to the dining room.

### Dining Room

This room is positioned to the rear of the property and has a pleasant outlook over the lawned garden. There are timber and glazed doors with double glazed panels on either side. The room can easily accommodate a good sized formal dining table and has coving to the ceiling, a wall light point and a radiator.

### Sitting Room

This is a versatile third reception room that could be used as a playroom, a large home office or a ground floor bedroom if required. It has oak style laminate flooring, double glazed windows overlooking the property's frontage, coving to the ceiling and a radiator.

### Kitchen

Positioned to the rear of the property, the kitchen has an extensive array of fitted units to high and low levels with working surfaces, part tiled surrounds and a one-and-a-half bowl sink with single drainer. Integrated appliances include a Neff oven and ceramic hob with a canopy style filter hood above, a fridge, freezer and dishwasher, along with space and plumbing for an automatic washer. The worktops extend to create a breakfast bar area with a radiator beneath. The room's dimensions mean that a bistro style table could easily be accommodated in the centre. There are double glazed rear windows, an external timber and glazed rear door and an access door through into the double garage.

### First Floor Landing

From the hallway, the staircase rises to the first floor landing, where there is access to loft space and a radiator.

### Bedroom One

This double bedroom is positioned to the front of the property and enjoys a southerly aspect with double glazed windows. There is a radiator and a walk-in wardrobe/dressing area with built-in furniture comprising a central dressing table and large mirror. This being the master bedroom, it has the advantage of having its own en suite.

### En Suite Bathroom

The stylish bathroom has been updated in recent times and comprises a four-piece white suite. There is a panelled bath with a Mira independent shower over and shower screen, along with a rectangular hand basin with storage cupboard below, a low-level WC with concealed cistern and a bidet. There is tiling to the walls and floor, a wall-mounted mirror, an electric shaver point, an extractor fan, obscure double glazed windows and upright chrome ladder style radiator.

### Bedroom Two

This spacious double bedroom is positioned to the front of the property and has double glazed windows enjoying a southerly aspect. There are built-in wardrobes with overhead storage cupboards and a mirror. There is an airing cupboard with useful shelving for bedding and linen, along with a radiator. This room has its own en suite shower room as well.

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### En Suite Shower Room

This room has a double shower cubicle with a Mira contemporary shower unit and a sliding door. There is a rectangular hand basin with storage cupboard below and a low-level WC. There is tiling to the walls, an electric shaver point and an upright chrome ladder style radiator, along with an arched opaque window to the front elevation.

### Bedroom Three

This is a further spacious double bedroom, also positioned to the front of the property, with double glazed windows enjoying a southerly aspect. There are built-in wardrobes with overhead storage cupboards and a radiator.

### Bedroom Four

This bedroom is positioned to the rear of the property, with double glazed windows enjoying an outlook over the garden. There is also a radiator.

### Bedroom Five

This bedroom is also positioned to the rear of the property, with double glazed windows enjoying an outlook over the garden. There is also a radiator.

### Bedroom Six

This sixth bedroom is also positioned to the rear of the property, with double glazed windows enjoying an outlook over the garden. It would make an ideal home office, and it also has a radiator.

### House Bathroom

The bathroom has a three-piece white suite and has been updated in recent times. There is a P-shaped bath with a Mira Alero shower over and shower screen, a hand basin with storage cupboards below and a low-level WC with concealed cistern. There is tiling to the walls and floor, an upright chrome ladder style radiator and obscure double glazed windows to the rear.

### External Details

The property is located at the head of the cul-de-sac with ample parking. There is a gravel area adjoining the tarmac driveway and an imprinted concrete frontage provides further parking. The driveway gives access to the double garage. To the right hand side of the property, there is a timber fence with a gate providing access to a lawned garden area. This continues around the side of the property, where there is also a paved pathway. There is rear external lighting and steps lead up to a raised lawned garden with perimeter fencing and walling. Further steps lead to a tiered garden area with perimeter fencing.

### Double Garage

There are twin up-and-over doors, power and lighting. This area houses the boiler for the gas-fired central heating system and has a rear double glazed window and an external door. A further door provides access to the kitchen.

### Disclaimer

The vendor informs us the property is Freehold.



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Directions

