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## Acre House Avenue, Lindley Huddersfield, Yorkshire

**Offers in the region of  
£650,000**

### MARTIN THORNTON PLATINUM

This substantially extended, four/five-bedroom family home is located a short distance from the centre of Lindley, close to local amenities, schooling and hospital, etc. It would make an ideal commuting base with ease of access to the M62 motorway. Arranged over three floors, the accommodation comprises a spacious entrance hallway with oak and glass staircase, stylish WC, living room with bay window, large open-plan living dining kitchen with bi-fold doors and integrated appliances, and large home office/playroom/bedroom five. On the first floor is a superb house bathroom and three double bedrooms. On the top floor is an additional large double bedroom. The property has a gas-fired central heating system, along with uPVC double-glazing, a security system and solar panels. Externally, located towards the end of a "no through road", gates give access to the driveway with extensive parking and a garage with a roller shutter door. The garden annex has bi-fold doors and comprises a games/entertainment room, along with a shower room and potential kitchenette. The landscaped rear garden has paved patio areas, grass, artificial turf, a covered

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patio with gazebo/pergola, along with external lighting and hot & cold water. It can be a real sun trap, enjoying a southerly aspect. Only by an internal inspection can this fabulous family home be appreciated.



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## Floorplan



Total floor area: 208.6 sq.m. (2,245 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)

# Acre House Avenue, Lindley Huddersfield, Yorkshire

## Details



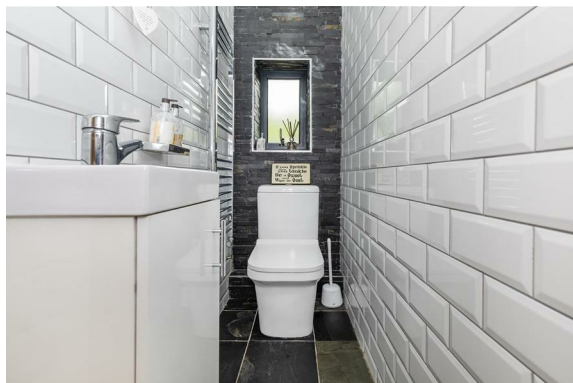
### Entrance Hallway

An external entrance door with opaque glazed panels and matching side screens gives access to the entrance hallway. The wide hallway is presented to a high standard and has oak internal doors, along with an oak staircase incorporating glazed panels and rising to the first floor accommodation. There is feature Quick-step flooring that continues into the dining kitchen, ceiling downlighting and a radiator. Off the hallway is a useful storage cupboard, perfect for shoes and coats, etc. Access can be gained to the downstairs WC.



### Downstairs WC

This room has wall and floor tiling in a brick style design and a window. The suite comprises a rectangular wash hand basin with storage cupboard below and a low-level WC. There is an upright chrome ladder style radiator.



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## Details



### Living Room

This good-sized reception room is positioned at the front of the property and is particularly light and bright with neutral decor and a large bay window incorporating uPVC glazing. A wood burning stove sits upon a deep stone flagged hearth, along with inset brick style tiling. There is also a radiator.



### Living Dining Kitchen

This large open-plan eating and entertaining space has a wood burning stove upon a deep tiled hearth with a timber mantel above. It has plenty of room for furniture. The kitchen area has an island unit with a Quartz worktop, cupboards and drawers and space for buffets. There are units with Quartz worktops, along with an integrated double oven, a larger style fridge, freezer and wine rack. The Belfast style sink has a mixer tap and a filter tap. There is space for a range style cooker and further appliances. The room has a continuation of the Quick-step flooring from the hallway and is particularly light and bright with uPVC rear windows and two large Velux windows. Bi-folding doors incorporate blinds within the glazed units. There is also a contemporary upright radiator.



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### Utility

This room has wall cupboards, base units and Quartz worktops to match the kitchen. There is plumbing for an automatic washer and space for a condensing dryer. Concealed is the boiler for the central heating system. There is Quick-step flooring, along with a composite stable style door, ceiling downlighting and an opaque uPVC window.



### Playroom/Bedroom Five

This multipurpose room could be a ground floor double bedroom, a home office, playroom or gym. It is light and bright with two Velux windows, a uPVC window to the front elevation and bi-fold doors incorporating blinds within the glazed units. There is plenty of space for furniture and an upright radiator.

### First Floor Landing

From the hallway, the staircase rises to the wide first floor landing, which has a further staircase rising to the top floor bedroom. It has a uPVC windows to the front elevation and a radiator. There are oak internal doors to the rooms on this floor.

### Bedroom One

This large double bedroom is positioned at the front of the property and has plenty of space for furniture. It has a bay window with uPVC glazing and a radiator.



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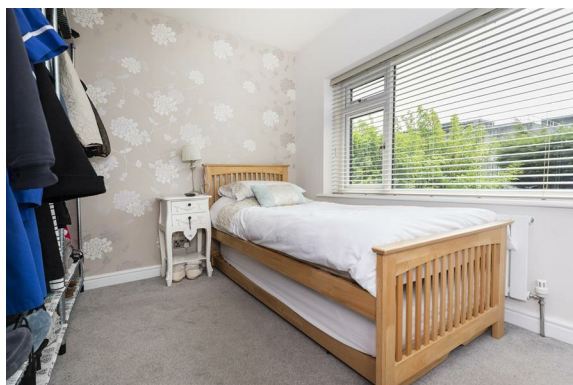
### Bedroom Two

This large double bedroom is positioned at the rear of the property and has plenty of space for furniture. It has a uPVC window overlooking the garden, ceiling downlighting and a radiator.



### Bedroom Four

This double bedroom is positioned at the rear of the property and has a uPVC window, space for furniture and a radiator.





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### House Bathroom

The suite comprises a Jacuzzi style bath with water jets, a rectangular hand basin with a storage cupboard below and a low-level WC. The walk-in wet room style area with a glazed screen and an overhead waterfall style shower fitting. There are alcoves for toiletries, along with feature wall and floor tiling, an illuminated mirror, downlighting and an upright chrome ladder style radiator. To the side elevation is an opaque uPVC window.



### Top Floor Accommodation

From the first floor landing, the staircase leads up to the top floor where bedroom three can be found. Before entering the bedroom, a door gives access to a large storage area within the eaves.





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### Bedroom Three

This large double room has Velux windows with blackout blinds to the front and rear elevations. There is plenty of space for furniture and a radiator.



### Office

This room makes an ideal home office/study and has a built-in desk, along with ceiling downlighting and a connecting door through to the garage.

### Garage

The garage has a roller door, power and lighting.

### External Details

A great deal of time, effort and hard work has been invested in landscaping and redesigning the exterior of the property. At the front of the property, there is parking for multiple vehicles on the driveway and in front of the garage, along with external lighting and power. On the right-hand side of the property, twin timber gates lead to the rear garden. This has been redesigned and landscaped over a period of time and is enclosed by perimeter walling and fencing. It enjoys a southerly aspect and can be a real sun trap. Large paved patio areas adjoin the bi-fold doors, creating a fabulous outdoor eating and entertaining space. There is a level lawn along with a section of artificial grass and a gazebo/pergola. The covered area would be an ideal place for a hot tub, for example. There is use of railway style sleepers and conifer hedging, providing privacy. Outdoor lighting is available, as well as hot and cold water.

### Garden Annex

The annex is accessed via three-panel bi-fold doors with blinds within the glazed units. It is a multipurpose space, perfect as a home entertaining room or gym, etc. It has provision for a wall-mounted TV, along with ceiling downlighting, various sockets and switches and two electric heaters.



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### Shower Room

This room has an independent Triton shower unit, a rectangular hand basin with storage cupboards below and a low-level WC.



### Tenure

The vendor informs us the property is freehold.

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Directions

