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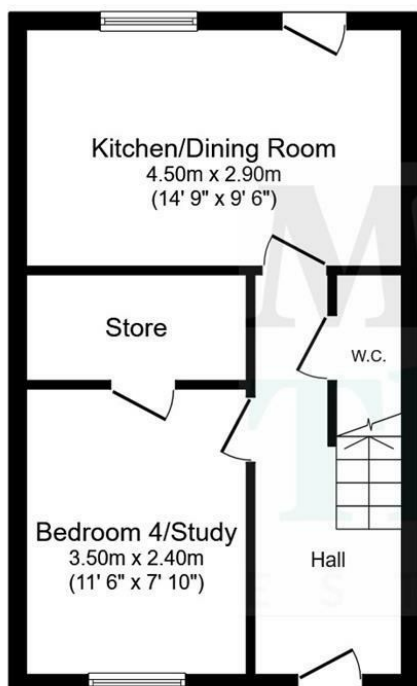
## **Blackthorn Drive, Lindley Huddersfield,**

**Offers in the region of  
£250,000**

This very well-presented three/four bedroom town house is located in the popular residential area of Lindley with its excellent amenities and well-regarded schooling. It provides excellent accommodation over three floors and may well prove suitable to the expanding family buyer or professional couple looking to access nearby motorway networks. On the ground floor, the accommodation comprises an entrance hallway, downstairs bedroom/study, downstairs WC and kitchen diner. On the first floor is a large living room and a bedroom. On the second floor, there are two double bedrooms, the master incorporating an en suite, and the house bathroom. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, in front of the property is a tarmac driveway providing parking. At the rear is a fenced garden, perfect for outdoor entertaining.

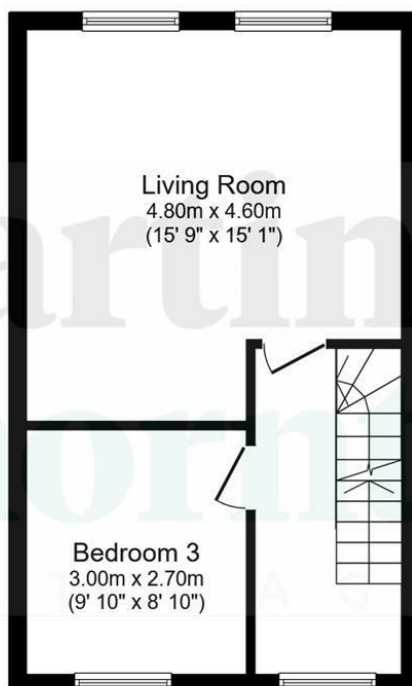
# Blackthorn Drive, Lindley Huddersfield,

## Floorplan



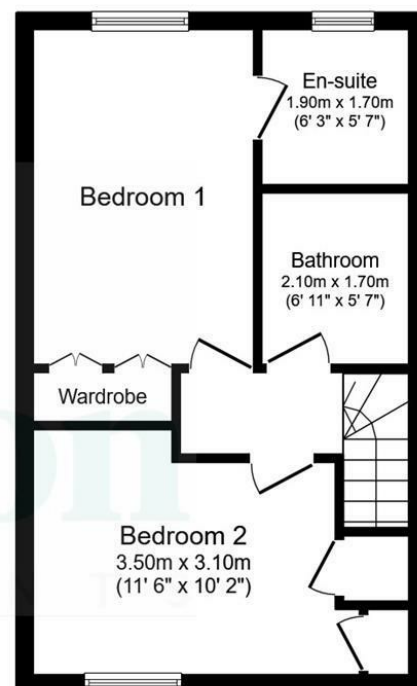
Ground Floor

Floor area 36.3 sq.m. (391 sq.ft.)



First Floor

Floor area 36.3 sq.m. (391 sq.ft.)



Second Floor

Floor area 36.3 sq.m. (391 sq.ft.)

Total floor area: 109.0 sq.m. (1,174 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)



# Blackthorn Drive, Lindley Huddersfield,

## Details



### Entrance Hallway

A composite door with a double-glazed insert opens to the large entrance hallway, which has plenty of storage space. There are two ceiling light points, along with coving to the ceiling, a radiator and access to the following rooms:

### Kitchen Diner

This room is positioned at the rear of the property with lots of natural light via a uPVC double-glazed window. The kitchen area has a range of base wall and base cupboards, drawers, roll-edge worktops and a feature glass display cabinet with downlighting. Integrated appliances comprise a fridge freezer, dishwasher and a one-and-a-half bowl stainless steel sink unit with a mixer tap. There is space for a range style cooker and an overlying canopy style filter hood. The room has a tiled floor, along with ceiling downlighting and a composite door with a uPVC double-glazed insert leads out to the rear garden. The dining area has inset downlights, along with a radiator and plenty of space for a dining table. This room is also home to the Baxi central heating boiler (which we are informed is a couple of years old in July).



### Downstairs WC

The modern white suite comprises a pedestal hand basin with mixer tap and a low-level WC. There is tiling to dado height with lino style flooring, an extractor fan, two ceiling downlight points and a radiator.



# Blackthorn Drive, Lindley Huddersfield,

## Details



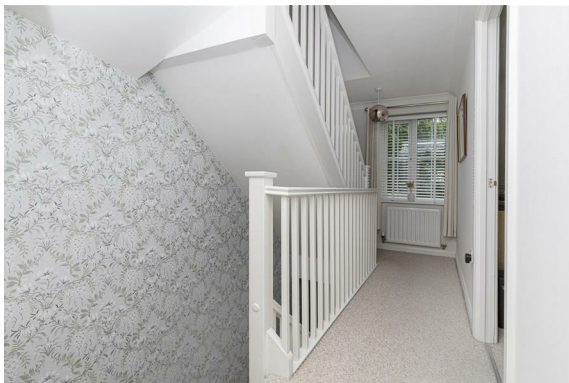
### Downstairs Bedroom/Study

This good-sized room is positioned at the front of the property with a large uPVC double-glazed window. It has a ceiling light point, a radiator and a large useful storage cupboard. There is a continuation of the laminate style flooring from the entrance hallway.



### First Floor Landing

From the entrance hallway, the staircase gives access to the first floor landing. This has two ceiling light points, a radiator and a uPVC double-glazed window to the front elevation.



# Blackthorn Drive, Lindley Huddersfield,

## Details



### Bedroom Three

This spacious double bedroom is positioned at the front of the property with a uPVC window. It has plenty of space for furniture, a ceiling light point and a radiator.



### Living Room

This large reception room is positioned at the rear of the property and has two uPVC double-glazed windows overlooking the garden. It has two ceiling light points, coving to the ceiling and three radiators. The focal point of the room is a timber fire surround, home to an electric fire. A staircase leads up to the second floor landing.



### Second Floor Landing

The landing has a ceiling light point and access to loft space.

# Blackthorn Drive, Lindley Huddersfield,

## Details



### Bedroom One

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window. It has floor-to-ceiling fitted wardrobes with hanging and shelving options, a ceiling light point and a radiator. Being the master bedroom, it has the added benefit of an en suite shower room.



### En Suite Shower Room

The modern white suite comprises a corner shower cubicle, home to a mains fed shower, a pedestal hand basin with mixer tap and a low-level WC. The walls are predominantly tiled, with full height tiling to the shower area, contrasting lino style flooring, inset downlights, an extractor fan and an electric shaver point. There is a uPVC window to the rear elevation.



# Blackthorn Drive, Lindley Huddersfield,

## Details



### Bedroom Two

This double bedroom is positioned at the rear of the property with two uPVC double-glazed windows. There is a fitted floor-to-ceiling wardrobe with hanging and shelving, along with plenty of space for further furniture and a radiator.



### House Bathroom

The modern white suite comprises a panelled bath with twin taps and a mains fed shower over, a pedestal hand basin with mixer tap and a low-level WC. The walls are predominantly tiled, with full height tiling to the bath area, lino style flooring, inset downlights, an extractor fan and an electric shaver point. There is a ladder style heated towel rail and a uPVC window to the rear elevation.



# Blackthorn Drive, Lindley Huddersfield,

## Details



### External Details

In front of the property is a tarmac driveway providing parking and paving leading to the front door. At the rear of the property is a fenced rear garden with a patio and artificial lawn. There are outdoor power points, lighting and a water point. This is a perfect area for outdoor entertaining.



### Tenure

The vendor informs us that the property is freehold.



# Blackthorn Drive, Lindley Huddersfield, Directions

