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College Avenue, Lindley Huddersfield,

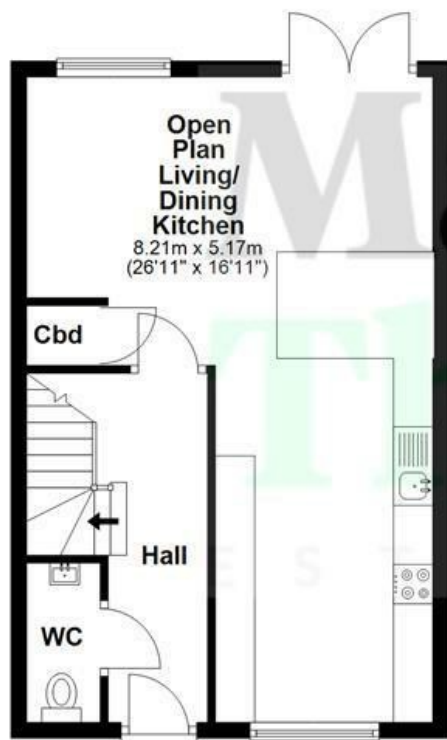
**Offers in the region of
£350,000**

This four-bedroom townhouse in a block of three properties has a superb specification throughout and has undergone an extensive programme of upgrading, modernisation and redesigning. It enjoys a cul-de-sac setting and benefits from a driveway and a garage. It is perfectly placed within walking distance from the centre of Lindley, with its array of amenities and well-regarded schooling, and provides a perfect commuter base for M62 access and is just a short drive from both Huddersfield and Brighouse Railway Stations (providing easy access to Leeds, Manchester and a direct line to London). The accommodation comprises an entrance hallway, downstairs WC and an open-plan living/dining kitchen with integrated appliances and modern French doors. On the first floor is the master bedroom with a high-spec en suite shower room. The fourth double bedroom was originally a first-floor living room and offers flexibility. On the top floor are two further double bedrooms, one with an en suite, and a redesigned house bathroom. The property benefits from uPVC double glazing, an upgraded central heating system with Smart thermostat zones and wet-system underfloor heating throughout the whole downstairs and electric underfloor heating in the master en suite and house bathroom.

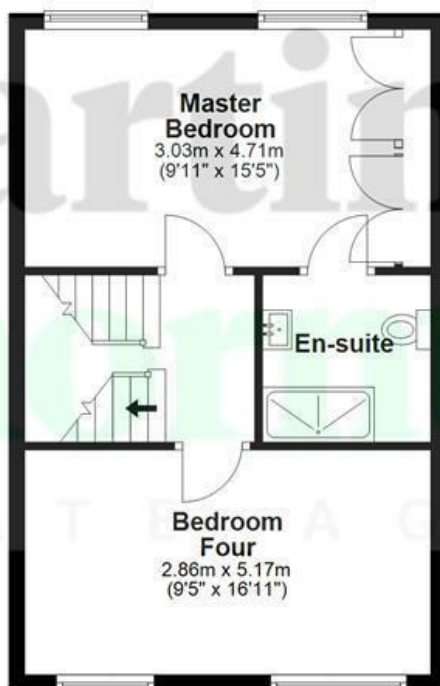
Externally, at the front of the property, there is a driveway for two-cars, garage and a garden area with artificial grass and coloured slate. The rear garden is enclosed and has a large paved patio, perfect for outdoor eating and entertaining. Steps lead up to a further garden area with artificial grass, all enclosed by perimeter fencing. Only by an internal inspection can the house be truly appreciated.



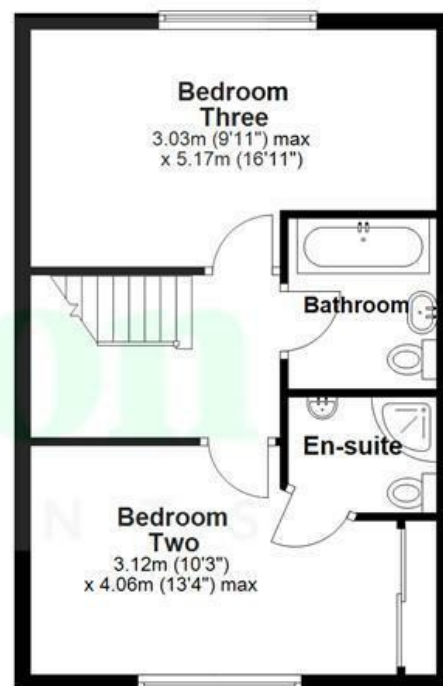
Ground Floor



First Floor



Second Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

College Avenue, Lindley Huddersfield,

Details



Entrance Hallway



An external composite door with an opaque glazed panel gives access to the spacious entrance hallway. It has a spindle staircase rising to the first floor accommodation. There is feature porcelain floor tiling with underfloor heating, coving to the ceiling and access to the downstairs WC.

Downstairs WC



Recently remodelled, with a contemporary two-piece suite comprising a rectangular hand basin with storage beneath and a low-level WC with concealed cistern. There is half-height wall panelling and a continuation of the porcelain floor tiling with underfloor heating.

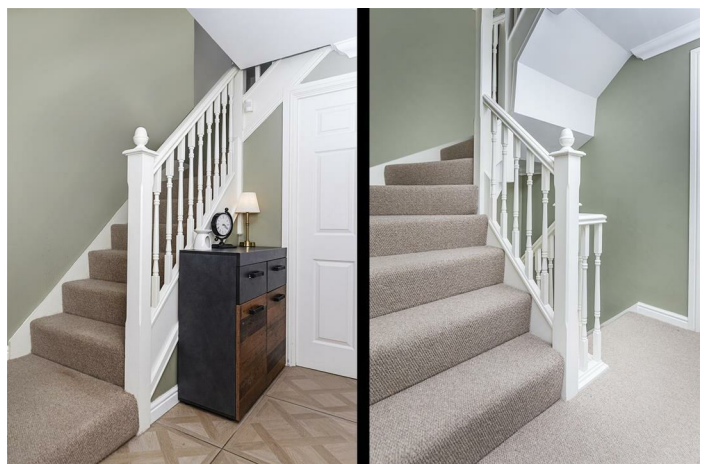
Living/Dining Kitchen



Recently redesigned and upgraded to a very high standard. Positioned at the front of the property, it features an extensive range of high and low-level units with lighting, granite worktops and a rectangular sink with extendable mixer tap. The worktops extend to form a waterfall style breakfast bar.

It includes fabulous leather-effect imported Brazilian leathered granite with matching stands and splashbacks, extending into the window sill. Units include corner carousels, integrated waste and recycling bin, larder-style full unit fridge and freezer. A central butler's pantry includes illuminated coving, wine racks and drawers. Appliances include two Bosch pyrolytic self-cleaning fan oven with Wi-Fi connectivity, AEG induction hob with illuminated filter hood, integrated washing machine and Bosch dishwasher. There is porcelain floor tiling with underfloor heating throughout and Smart thermostats, LED downlighting, wall lights, French doors to the rear garden, and an under-stairs storage cupboard.

First Floor Landing



Staircase from the hallway leads to the first floor landing,

College Avenue, Lindley Huddersfield,

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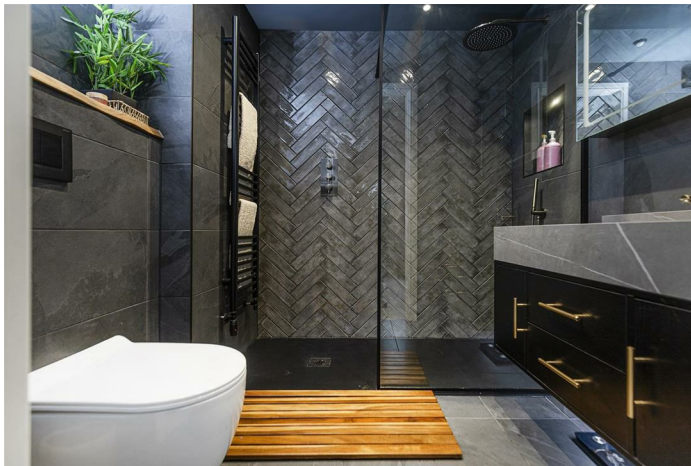
with further stairs to the top floor. Includes coving to the ceiling and radiator.

Bedroom One (Master)



Located at the rear, running the full width of the property. Includes twin windows and soft-closing bespoke wardrobes with internal cabinetry, pull-out hanging rails, drawers, shelving and trouser storage. Includes twin radiators and access to the en suite.

En Suite Shower Room



Redesigned and upgraded with high-spec finish and electrical underfloor heating. Includes a wide wall-mounted Stone and Solid Wood Vanity with ceramic basin, drawer beneath and anti-fog illuminated mirror-fronted cabinet above. Large walk-in shower with a glazed herringbone feature tile wall, waterfall shower fitting and hand-held attachment, recessed

display niche with lighting, low-level WC with concealed cistern. Tiled walls and slate floor, extractor fan, sensor lighting and ceiling speakers with Wi-Fi and Bluetooth connectivity.

Bedroom Four/First Floor Living Room/Home Office



Multi-purpose room positioned at the front. Could serve as an additional living room, home office or large double bedroom. Includes twin uPVC windows, twin radiators, decorative fire surround with coal-effect gas fire and coving.

Top Floor Landing



Gives access to bedrooms two, three and the house bathroom. Includes loft access and spindle balustrading

College Avenue, Lindley Huddersfield,

Details



Bedroom Two



Large double bedroom positioned at the front. Includes sliding door walk-in wardrobes with lighting, hanging and shelving. Additional space for furniture, provision for wall-mounted TV, uPVC window and radiator. Access to en suite.

En Suite Shower Room (For Bedroom Two)

Includes a corner shower cubicle with tiled interior and wall-mounted shower, pedestal basin and low-level WC. Includes tiled walls, extractor fan and radiator.

Bedroom Three



Large double bedroom positioned at the rear with uPVC window, radiator and ample space for furniture.

House Bathroom



Underfloor heating, sensor lighting, LED downlights and ceiling speaker. Features a freestanding double-ended bath with wall-mounted taps, recessed display alcove with lighting, wall-mounted wooden vanity including a circular hand basin with underlighting and drawer, circular anti-fog illuminated mirror, low-level WC with concealed cistern, tiling to walls and floor, extractor fan, chrome ladder radiator.

External Details



Driveway parking for two cars (one behind the other), and a garage with up-and-over door. Front garden includes artificial grass, pathway and coloured slate border. Rear garden is enclosed, landscaped and accessed through modern French doors. Includes perimeter fencing, external lighting, water supply, large paved seating area, steps to

College Avenue, Lindley Huddersfield,

Details



raised double artificial-grass area, timber decking and timber shed.

Tenure

The vendor informs us that the property is freehold.

College Avenue, Lindley Huddersfield,

Directions

