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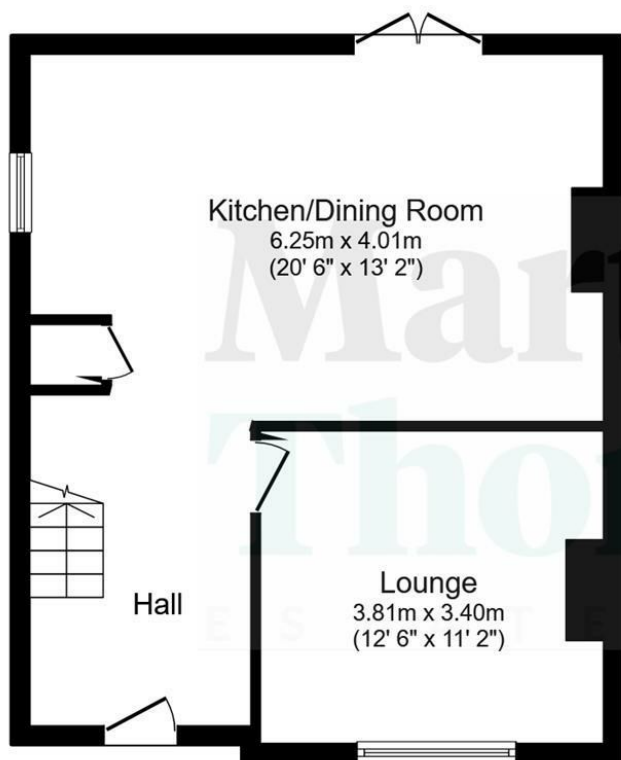
## Thornhill Avenue, Lindley Huddersfield,

**Offers over £325,000**

This is a very well-appointed, three-bedroom semi-detached home, located on this tree lined avenue, a short distance from the centre of Lindley, and close to the Royal Infirmary and local schooling. It is close to the M62 motorway access. The property occupies a corner position, and is located midway between Marsh and Lindley. The accommodation comprises a wide entrance hallway with useful storage beneath the staircase, a living room with a wood burning stove, and a large open-plan dining kitchen with integrated appliances and French doors out to the garden. On the first floor, the landing has access to storage within the loft space, there are three bedrooms and a large shower room. The property has an air source heating system and a combination of uPVC double and triple glazing. Externally, there is double width parking to the front, a side driveway and garage. The enclosed side garden has a lawn and a stone paved patio. The rear garden has been designed for ease of maintenance.

**Thornhill Avenue, Lindley  
Huddersfield,**

**Floorplan**



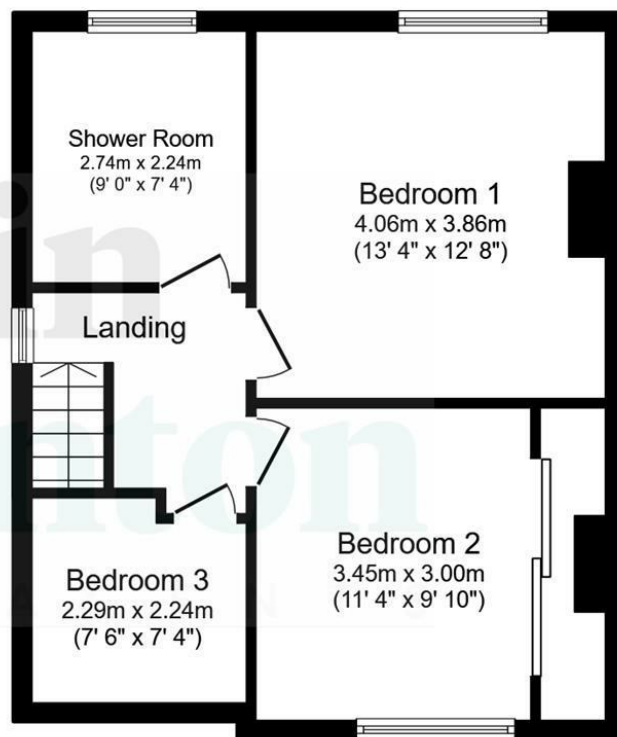
**Kitchen/Dining Room**  
6.25m x 4.01m  
(20' 6" x 13' 2")

Hall

**Lounge**  
3.81m x 3.40m  
(12' 6" x 11' 2")

**Ground Floor**

Floor area 46.4 sq.m. (499 sq.ft.)



**Shower Room**  
2.74m x 2.24m  
(9' 0" x 7' 4")

Landing

**Bedroom 1**  
4.06m x 3.86m  
(13' 4" x 12' 8")

**Bedroom 3**  
2.29m x 2.24m  
(7' 6" x 7' 4")

**Bedroom 2**  
3.45m x 3.00m  
(11' 4" x 9' 10")

**First Floor**

Floor area 46.4 sq.m. (500 sq.ft.)

Total floor area: 92.8 sq.m. (999 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)

# Thornhill Avenue, Lindley Huddersfield,

## Details



### Entrance Hallway

An external composite door with decorative opaque glazed panels and a matching side screen gives access to the entrance hallway. The wide hallway has a staircase with an oak handrail and glass inserts, with pull-out storage beneath. Of particular note is the LVT (luxury vinyl tile) flooring in a herringbone pattern, and there is an inset matwell. There is light and bright decor, coving to the ceiling and radiators. A door leads into the living room.



### Living Room

This reception room is positioned at the front of the property and has a limestone fire surround with a raised granite finished hearth, home to a glazed door wood-burning stove. There is ornate deep cornice coving, plenty of space for furniture, a uPVC window to the front elevation and a radiator.



# Thornhill Avenue, Lindley Huddersfield,

## Details



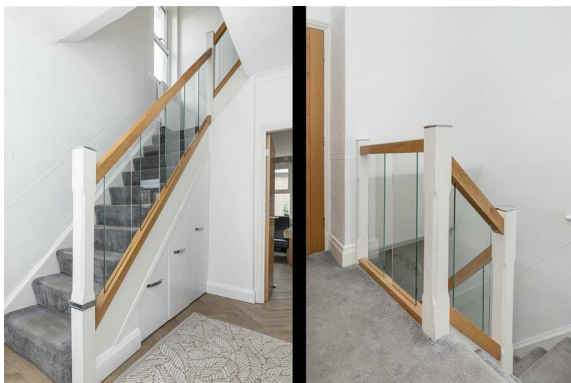
### Dining Kitchen

This room has been redesigned and updated to create a large open-plan area, and is a major selling feature of the property. The kitchen area has wall cupboards and base units, worktops with matching upstands and an island unit incorporating a sink with a mixer tap, extending to create a breakfast bar. Integrated appliances include a Neff fan oven with a combination oven above, a Siemens induction hob with a pull-out filter hood above, a Siemens dishwasher and a fridge freezer. The room can accommodate a large formal dining table and could also be utilised as an everyday sitting area. It has provision for a wall-mounted TV. The dining area has a continuation of the LVT herringbone patterned flooring. It is light and bright with neutral decor, a rear uPVC window and large French doors providing access into the garden. There is a built-in pantry with plumbing for an automatic washing machine and a large storage cupboard, housing the hot water system for the air source heating. There is also a radiator.



### First Floor Landing

From the hallway, the staircase rises to the first floor landing, where a drop-down ladder gives access to useful loft space, with boarding, a window and lighting. The landing has an opaque side uPVC window, coving to the ceiling and a radiator.



# Thornhill Avenue, Lindley Huddersfield,

## Details



### Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC window, sliding door wardrobes, the centre two with mirror frontages, and a radiator.



### Bedroom Two

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



### Bedroom Three

This single bedroom is positioned at the front of the property and has built-in shelving over the staircase projection. There is a uPVC window, coving to the ceiling and a radiator.



# Thornhill Avenue, Lindley Huddersfield,

## Details



### Shower Room

The good-sized shower room has a double walk-in shower cubicle with a glazed screen and a wall-mounted Mira shower from the heating system, with electronic operation. There is a rectangular hand basin with storage cupboards and drawers beneath and a low-level WC with a concealed cistern. The room has a large, illuminated rectangular mirror, coving to the ceiling and a chrome ladder style radiator. There is an opaque uPVC window to the rear elevation.



### External Details

In front of the property, there is a double-width driveway providing side-by-side parking for two vehicles, and a charging point for an electronic vehicle. There is a trellis style fence and a lockable timber gate. The side garden has perimeter walling and hedging, a level lawn, a stone flagged pathway and a large patio to one corner. There is external water and lighting. Adjoining the patio is a gravelled area, perfect for tubs, pots and planters, along with external power and a short run of timber steps leading up to the driveway, which is accessed off Alexandra Road. This in turn leads to the garage, with an up-and-over door, power and lighting. Useful storage can be found underneath the garage. At the rear, the garden has been designed for ease of maintenance, with a stone flagged pathway and stone/gravel. It houses the wood store for the wood-burning stove. This area also houses the air source heat pump.



### Tenure

The vendor informs us that the property is leasehold and we await further information.

# Thornhill Avenue, Lindley Huddersfield,

Directions

