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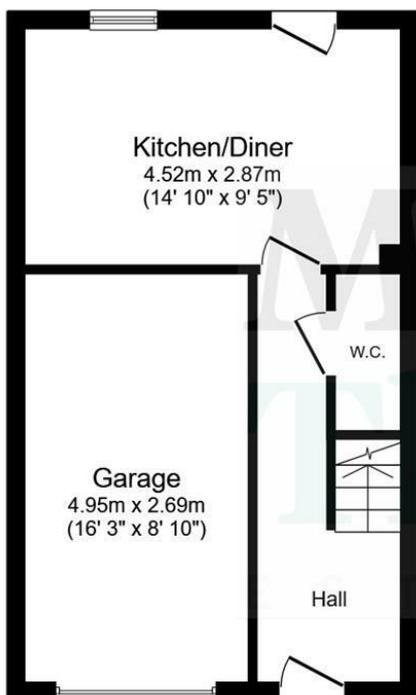
Blackthorn Drive, Lindley Huddersfield,

**Offers in the region of
£250,000**

This three-bedroom mid-town house is located in the popular residential area of Lindley, with its various amenities including bars, restaurants and shops. The property may well prove suitable for a first time buyer; a professional couple looking to access the nearby M62 motorway network or an expanding family looking to access local recommended schooling. The accommodation comprises an entrance hall, downstairs WC and kitchen diner on the ground floor. It has a living room and third bedroom to the first floor and, to the second floor, two double bedrooms, the master incorporating an en suite shower room, and a house bathroom. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, there is a tarmac driveway providing off-road parking and access to a single car garage. At the rear, there is an enclosed garden, perfect for outdoor entertaining.

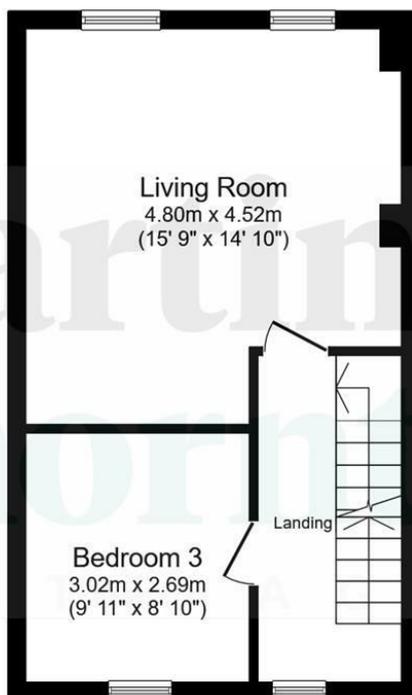
Blackthorn Drive, Lindley Huddersfield,

Floorplan



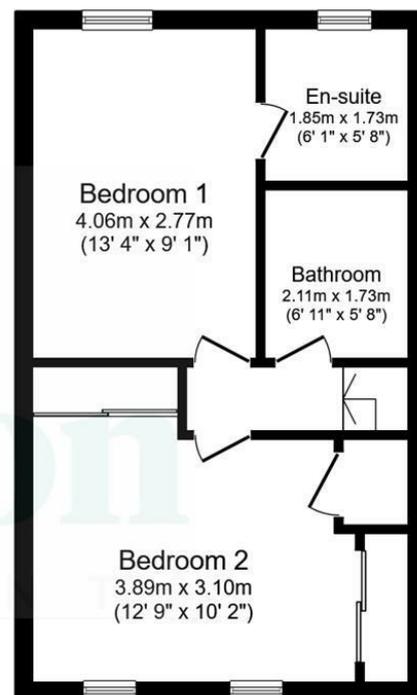
Ground Floor

Floor area 35.8 sq.m. (386 sq.ft.)



First Floor

Floor area 35.8 sq.m. (386 sq.ft.)



Second Floor

Floor area 35.8 sq.m. (385 sq.ft.)

Total floor area: 107.4 sq.m. (1,156 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

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Details



Entrance Hall

A composite door with double-glazed insert opens to the entrance hall, where there are hanging hooks for coat storage, two ceiling light points and a radiator. A staircase rises to the first floor accommodation. There is a Veritas alarm system, laminate flooring running throughout and, from here, access can be gained to the following rooms:



Downstairs WC

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



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Kitchen Diner

Situated to the rear of the property, the kitchen area has a range of wall and base cupboards, drawers, roll-edge worktops and a one-and-a-half bowl stainless steel sink with twin taps. Integrated appliances include an oven, five-ring gas hob with overlying filter hood and downlighting, fridge freezer, dishwasher, bins and washer dryer. There are brick style tiled surrounds, ceiling downlighting, tiling to the floor, plenty of room for a bistro style table and a radiator. This room is home to the Worcester central heating boiler. A uPVC double-glazed window overlooks the rear elevation and a composite door with double-glazed insert gives access to the rear garden.



First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, where natural light comes from the front elevation via a uPVC double-glazed window. There is coving to the ceiling, two ceiling light points and a radiator. A timber door gives access to the living room.



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Living Room

This room enjoys a continuation of the laminate flooring and has three radiators. There are two ceiling light points, coving to the ceiling and two uPVC double-glazed windows to the rear elevation. The focal point of the room is an electric fire set to a marble style hearth with a timber surround.



Bedroom Three

This double bedroom has a lovely outlook over the front elevation via a uPVC double-glazed window. It has a ceiling light point, a radiator and laminate style flooring running throughout.



Second Floor

From the first floor landing, a staircase leads up to the second floor, where there is a continuation of the laminate flooring, access to loft space and a ceiling light point.

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House Bathroom

Having a white suite comprising a low flush WC, pedestal hand basin, panelled bath with a splash screen home to a mains fed shower. There is vinyl style flooring, appropriate tiling to the walls, ceiling light point a uPVC double glazed window and a ladder style heated towel rail.



Bedroom One

This double room has useful fitted wardrobes with various hanging rails and shelving, a ceiling light point and a radiator. A uPVC double-glazed window overlooks the rear garden and, being the master bedroom, this room has the advantage of its own en suite shower room.



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En Suite Shower Room

The white suite comprises a corner shower cubicle with a glass shower screen, home to a mains fed shower, a pedestal wash hand basin with twin taps and a low-level WC. There is vinyl style flooring, appropriate tiling to the walls, extractor fan, ceiling downlighting, electric shaver point and a chrome ladder style heated towel rail.



Bedroom Two

This double bedroom enjoys lots of natural light via two uPVC double-glazed windows to the front elevation. It has a ceiling light point, a radiator, laminate style flooring throughout. There is a fitted wardrobe with hanging rails and shelving, and an additional storage cupboard over the bulkhead, home to the property's water cylinder.



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External Details

At the front of the property, there is a tarmac driveway providing off road parking and access to the garage, a slate and shale garden and a flagged pathway leading to the front door. At the rear, there is a fenced garden with a decked seating area, perfect for outdoor entertaining, and a further lawn. There is outside security lighting.



Single Garage

The garage has an up-and-over-door.

Tenure

The vendor informs us that this property is Freehold.

Blackthorn Drive, Lindley Huddersfield,

Directions

