

martin-thornton.com
01484 508000



Thornhill Avenue, Lindley Huddersfield,

Offers over £250,000

This stone built, three-bedroom semi-detached home is conveniently situated within the popular residential area of Lindley. Although in need of a programme of modernisation, the property offers character and original features including ceiling roses and coving. The property may prove suitable for a first time buyer or professional couple looking to access the nearby M62 motorway network, or an expanding family buyer looking to access nearby Lindley Village with its various amenities and recommended local schooling. The accommodation comprises a large entrance hall, living room, dining room and kitchen. On the first floor are three bedrooms, a separate WC and a house bathroom. The property benefits from gas-fired central heating. Externally, the property has gardens to front and rear. At the front, there is an enclosed lawned garden and, to the rear, is an enclosed lawned garden with a patio and a detached stone built garage.

**Thornhill Avenue, Lindley
Huddersfield,**

Floorplan



Total area: approx. 1414.0 sq. feet
Thornhill Avenue, Lindley, Huddersfield

Thornhill Avenue, Lindley Huddersfield,

Details



Entrance Hall

A timber door with glazed inserts and a decorative overlight opens to the large entrance hall. There is plenty of space for storing coats and shoes, along with coving to the ceiling, a ceiling light point and a radiator. A storage cupboard houses the Worcester central heating boiler and a door leads to the cellar. From here, a timber door gives access to the living room.



Living Room

This reception room is positioned at the front of the property and has large windows with decorative panels. The focal point of the room is a tiled fireplace and hearth, home to an electric fire. There is coving to the ceiling, a ceiling rose, a ceiling light point and a radiator.



Thornhill Avenue, Lindley Huddersfield,

Details



Dining Room

The dining room is positioned at the rear of the property and has a large window overlooking the garden. There is an electric fire set to a tiled fireplace and hearth, along with useful storage cupboards to the alcoves, a ceiling light point and a radiator.



Kitchen

The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops and a one-and-a-half bowl stainless steel sink unit. It has space for a freestanding cooker, an integrated filter hood and plumbing for an automatic washing machine. There is lighting to the units. The room has a ceiling light point, an electric wall heater and a useful breakfast bar area with an integrated fridge. A window overlooks the rear garden and a timber door with glazed inserts and a decorative overlight leads to the garden.



Cellar

There is a useful cellar which houses the properties electric meter.

Thornhill Avenue, Lindley Huddersfield,

Details



First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, where there is feature panelling to the walls, a radiator, a ceiling light point and access to loft space.



Bedroom One

This double bedroom is positioned at the rear of the property with natural light via a window. There are fitted wardrobes with hanging rails and shelving, a ceiling light point, a radiator.



Bedroom Two

This double bedroom is positioned at the front of the property and has a pleasant outlook via a window. There are built-in wardrobes with hanging rails and shelving, coving to the ceiling, a ceiling light point and a radiator.



Thornhill Avenue, Lindley Huddersfield,

Details



Bedroom Three

This double bedroom is positioned at the front of the property with natural light via a window. There is a ceiling light point, a radiator.



Separate WC

This room has an off-white low-level WC, along with a timber window to the side elevation, a ceiling light point and appropriate tiling to the walls.



Thornhill Avenue, Lindley Huddersfield,

Details



Bathroom

The bathroom is positioned to the rear of the property and enjoys natural light via a window to the rear elevation. There is a pedestal hand basin with twin taps, a panelled bath with twin taps and a corner shower cubicle, home to a mains fed shower. There is vinyl style flooring, appropriate tiling to the walls, a ceiling light point and an extractor fan. The room also has a useful storage cupboard with shelving and a ladder style heated towel rail.



External Details

At the front of the property, there is a lawned garden area with mature shrubbery borders. A wrought iron access gate leads to steps up to the front door. A pathway leads down the side of the property to a second wrought iron access gate to the rear garden. At the rear of the property, there is a fenced and lawned garden area, a flagged patio, perfect for outdoor entertaining. There is also a detached stone built garage with a window. The rear garden can be a real sun trap and enjoys a southerly aspect.



Tenure

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

Thornhill Avenue, Lindley Huddersfield,

Directions

