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**Blackthorn Drive, Lindley
Huddersfield,**

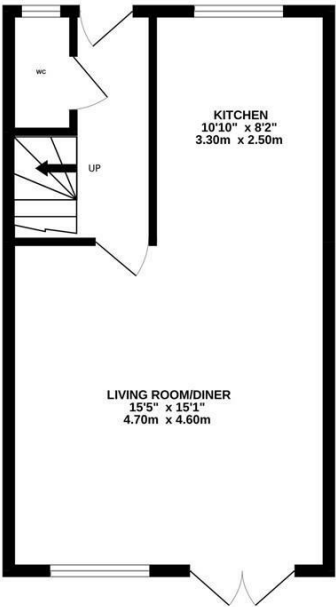
£1,500 Per month

A superbly presented three double bed roomed town house located in the centre of this well-regarded village with excellent amenities, local schooling and ease of access to the hospital and M62 motorway. The interior is light and bright with neutral decor and carpeting throughout, comprising an entrance hallway, guest WC, good sized living room with French doors and high-spec kitchen with under floor heating and integrated appliances. On the first floor are two double bedrooms, one with en suite shower room, and the family bathroom. The top floor houses the fabulous master bedroom with its large en suite. The property has gas fired central heating with Hive control and some under floor heating, along with a security system and uPVC double glazing. Externally, there is double width parking on the block paved driveway and an enclosed rear garden with lawn and twin patios.

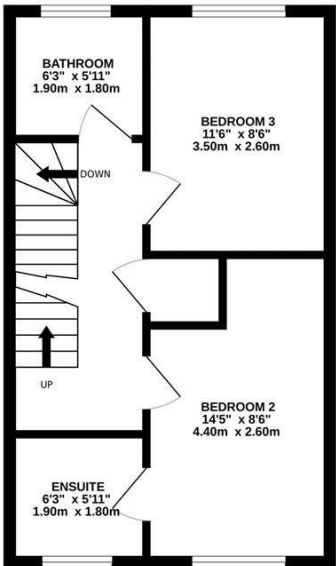
Blackthorn Drive, Lindley
Huddersfield,
Floorplan



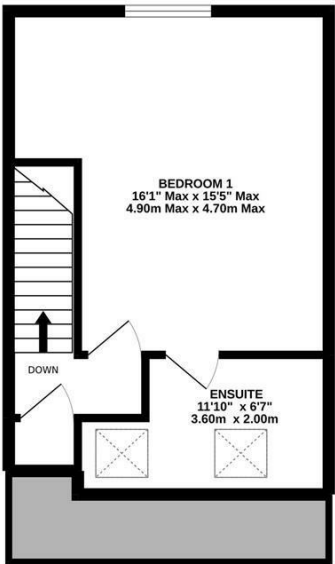
GROUND FLOOR
398 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Blackthorn Drive, Lindley Huddersfield,

Details



Entrance Hallway

A composite external door with decorative opaque panels gives access into the entrance hallway. Stylishly presented with neutral decor and part tiled flooring, with a staircase rising to the first floor accommodation. There is LED ceiling lighting, a control for the heating system, and a radiator. Off the hallway on the right hand side is the downstairs WC.

Downstairs WC

The WC has a two-piece suite comprising a rectangular trough style hand basin with storage below and a low-level WC. There is LED ceiling lighting, tiling to the walls and floor, and an upright chrome ladder style radiator. To the front elevation is a uPVC window with obscure glazing.

Living Room



The living room is positioned to the rear of the property and is particularly stylish in nature, being of a good size and enjoying a pleasant outlook over the garden. There are French doors and a large uPVC window, which maximise natural light, along with LED ceiling lighting. The room itself works particularly well with the adjoining kitchen. There is a fireplace which incorporates a remote control electric fire, LED ceiling downlighting, and a radiator.

Kitchen Area



Adjoining the living room to create a sociable open-plan eating and entertaining space. The kitchen is presented to a very high standard with wall cupboards and base units, under unit lighting, worktops and matching up-stands, a sunken one-and-a-half bowl stainless steel sink with adjoining grooved area and mixer tap. There is a four-ring induction hob with a canopy style filter hood above, integrated double oven and combination microwave, fridge and freezer, washer/dryer, dishwasher, and wine cooler. The kitchen area has remotely operated underfloor heating, LED lighting, and a uPVC window to the front elevation.

First Floor Landing

From the hallway, a staircase rises to the first floor landing. On the landing there is a radiator and a useful store cupboard housing the fuse box. A staircase rises to the master bedroom.

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Bedroom Two



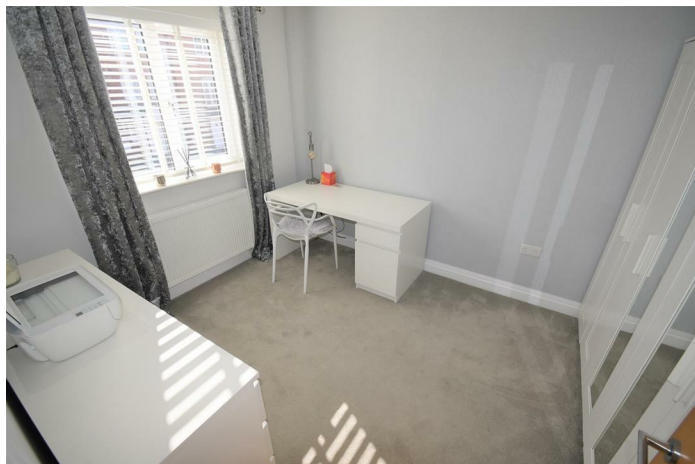
This well-appointed double bedroom is positioned at the rear of the property. It has access to its own en suite shower room and a radiator.

En Suite



This stylishly presented en suite has floor and wall tiling, a double cubicle with an independent shower and sliding entrance door, a square trough style hand basin with storage cupboard below, and a low-level WC. There is ceiling LED lighting, extractor fan, upright chrome ladder style radiator and opaque uPVC rear window.

Bedroom Three



This double bedroom is positioned at the front of the property and enjoys a southerly aspect, making it particularly light and bright. It has neutral decor and a radiator.

House Bathroom



The high specification house bathroom has a three-piece white suite comprising a panelled bath with overhead waterfall-style shower fitting along with a hand-held shower attachment and shower screen, a rectangular trough style hand basin with storage cupboard below and a low-level WC. There is a wall-mounted mirror-fronted cabinet, LED downlighting, extractor fan, radiator, and an upright chrome ladder-style radiator. There is tiling to the walls and floor, and an opaque uPVC window to the front elevation.

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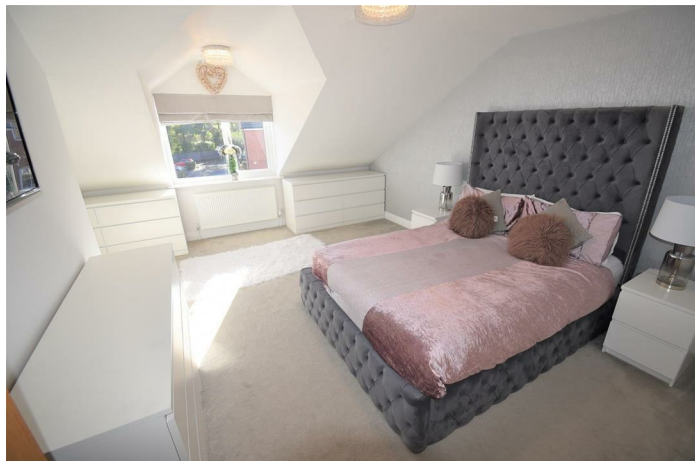
Details



Top Floor Landing

From the first floor landing, a staircase rises to the top floor landing. There is a radiator and a useful storage cupboard with lighting.

Bedroom One



This fabulous master bedroom is particularly spacious, light and bright with its south-facing uPVC window. There is space for fitted and free-standing furniture, access to loft space, provision for a wall-mounted TV and a radiator. As it is the master bedroom, it has the benefit of its own en suite.

En Suite



This sizeable en suite shower room has wall and floor tiling. There is a double shower cubicle with overhead waterfall-style shower fitting, a hand-held shower attachment and curved double doors, along with a rectangular trough-style

hand basin with cupboard below and a low-level WC. There is a large mirror-fronted cabinet, various wall light points, and twin upright chrome ladder-style radiators. Within the angled ceiling are two Velux windows.

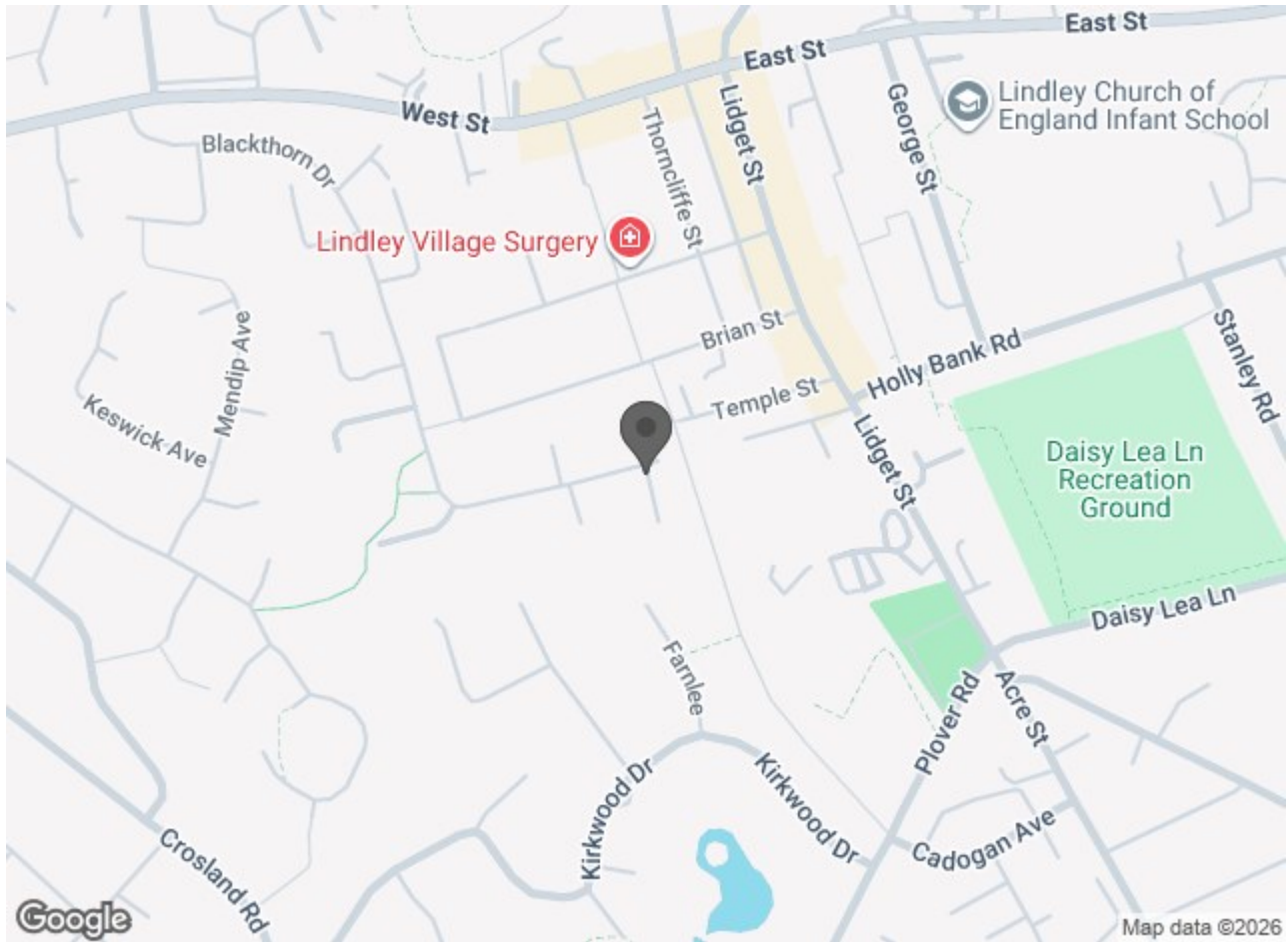
External Details



Immediately in front of the property is herringbone pattern block paved side-by-side parking. To the rear of the property is an enclosed level garden with a full-width patio which can also be accessed from the French doors in the living room. There is a lawn with fencing on either side and a second full-width patio at the far end.

Blackthorn Drive, Lindley Huddersfield,

Directions



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Huddersfield,**

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.