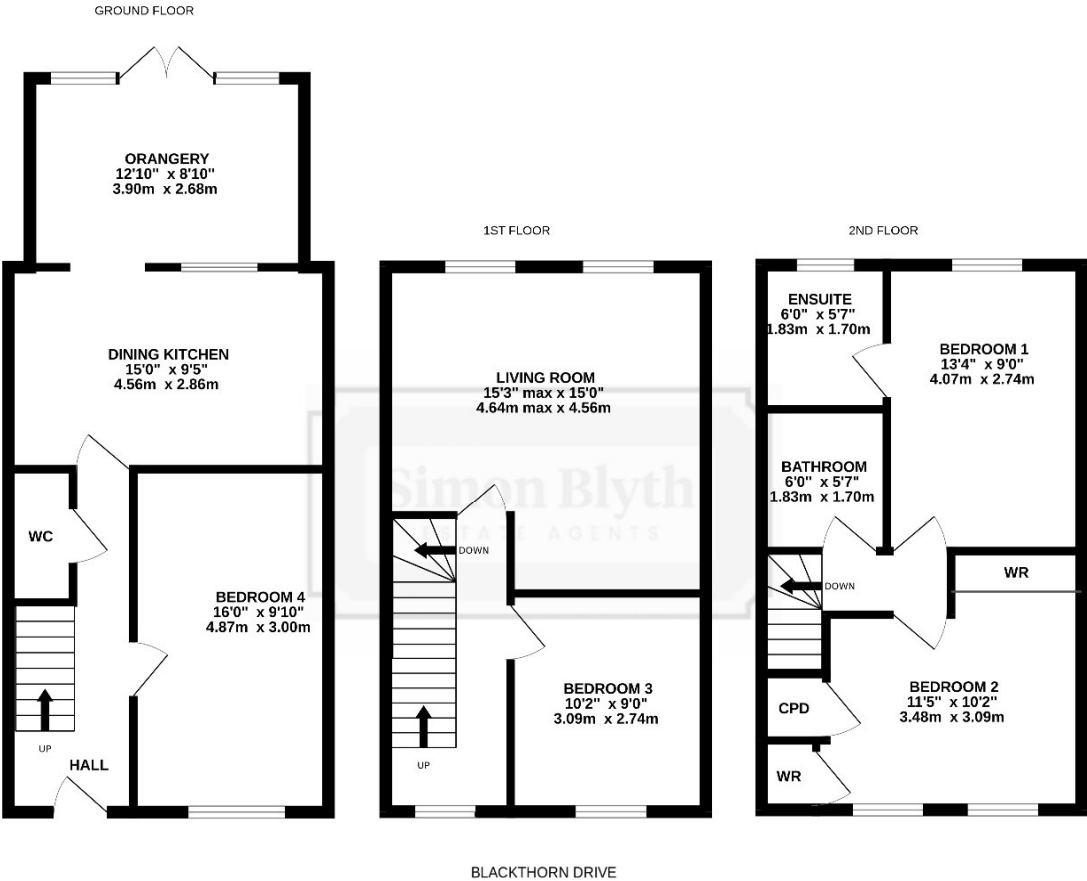




91 Blackthorn Drive, Lindley, Huddersfield, HD3 3RR



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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PROPERTY DESCRIPTION

An attractively presented four-bedroom end townhouse located on this popular development constructed by Bovis homes circa 2006 including a children's play area. The property is located within walking distance of Lindley's varied amenities including shops, restaurants and bars, junior and infant school and just a short drive to junction 24 of the M62 motorway. The accommodation is served by a gas central heating system, uPVC double glazing and solar panels rented from A shade greener. Briefly comprising to the ground floor entrance hall, downstairs w.c., breakfast kitchen, orangery and bedroom four. First floor landing leading to the living room and bedroom three. Second floor landing leading to two further double bedrooms with master en-suite and family bathroom.

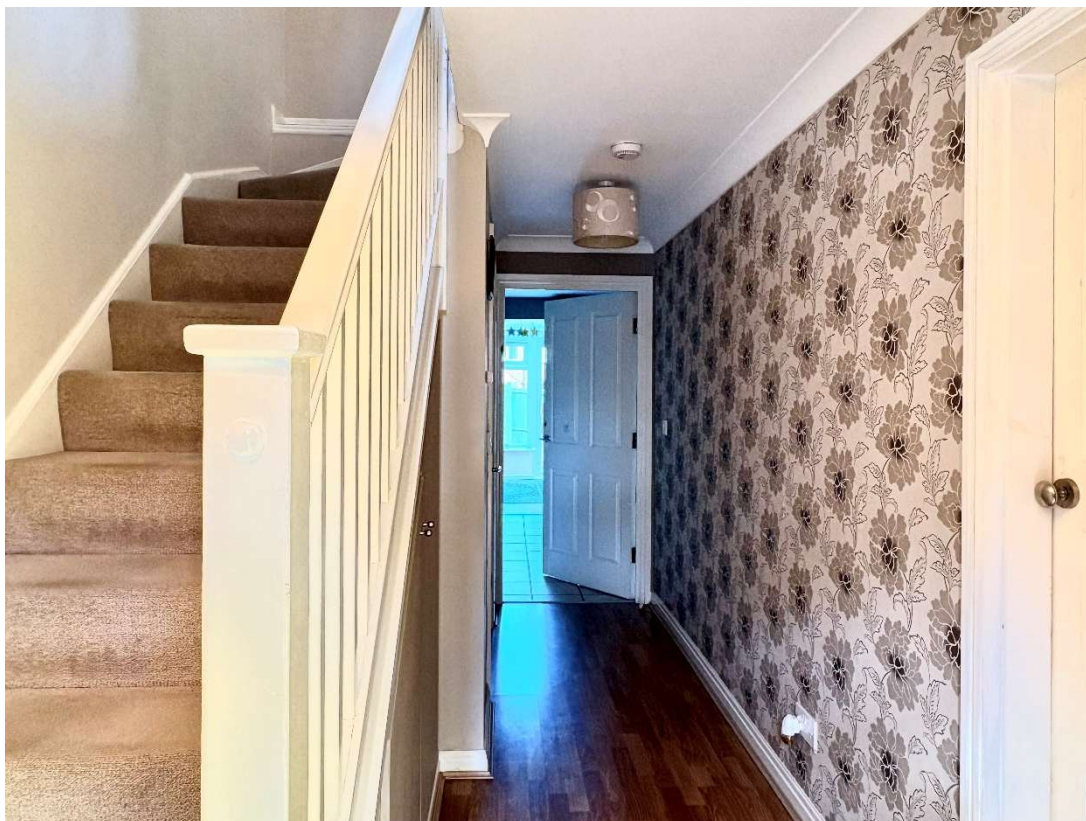
Externally there is a driveway with EV charging point and a garden to the rear.

Offers Around £275,000

GROUND FLOOR

ENTRANCE HALL

With a composite and frosted double glazed door, two ceiling light points, ceiling coving, column style vertically hung radiator, laminate flooring and to one side a spindled staircase rises to the first floor with useful storage cupboard beneath. From the hallway access can be gained to the following rooms: -



DONWSTAIRS W.C.

Measurements- 6'3" x 3'0"

With inset ceiling downlighters, extractor fan, tiled walls to dado height, tiled floor, central heating radiator and fitted with a suite comprising pedestal wash basin and low flush w.c.

BREAKFAST KITCHEN

Measurements- 15'0" x 9'5"

With uPVC double glazed window and looking into the orangery, inset ceiling downlighters, tiled floor, central heating radiator and fitted with a range of cream shaker style base and wall cupboards, drawers, contrasting overlying timber effect worktops with tiled splashbacks, inset one and half bowl single drainer stainless steel sink with chrome mixer tap, Cannon stainless steel range cooker with six ring gas hob and with twin electric oven and grill together with Hotpoint stainless steel extractor hood over, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, pull out larder, cupboard housing a Potterton gas fired central heating boiler and pelmet downlighting above the sink. To one side there is a fitted breakfast bar and a doorway giving access to the orangery.

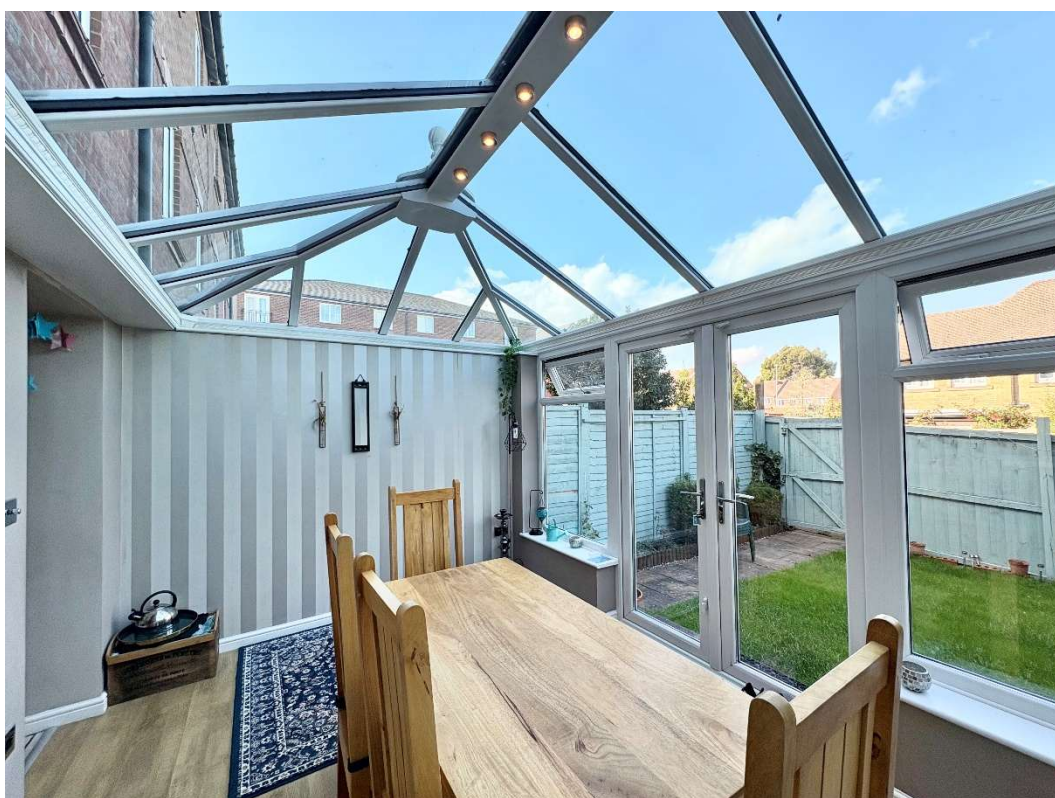




ORANGERY

Measurements – 12'10" x 8'10"

This has uPVC double glazed windows with central French doors and providing access to the rear garden, there is laminate flooring and inset ceiling downlighters.



BEDROOM FOUR

Measurements- 16'0" x 7'10"

This room is currently used as a fourth bedroom although could be utilised as an additional sitting room or office if required. There is a uPVC double glazed window to the front elevation, ceiling light point, ceiling coving, central heating radiator and laminate flooring.



FIRST FLOOR

LANDING

With two ceiling light points, ceiling coving, uPVC double glazed window, central heating radiator and a spindled staircase rising to the second floor. From the landing access can be gained to the following rooms: -

LIVING ROOM

Measurements- 15'9" x 15'0"

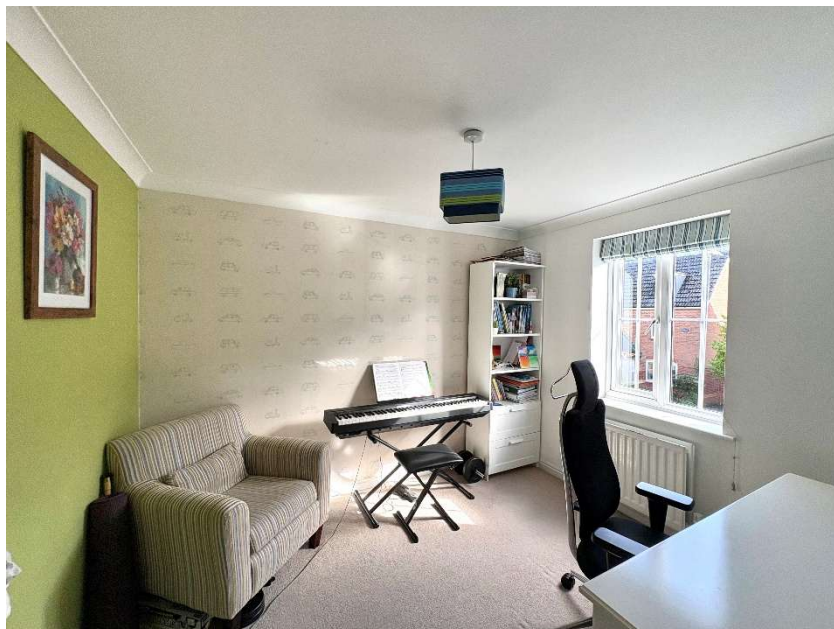
A well-proportioned reception room which is situated to the rear of the property and has two uPVC double glazed windows which provide the room with plenty of natural light. There are two ceiling light points, ceiling coving, three central heating radiators and as the main focal point of the room there is a fireplace with timber surround, marble inset and home to a flame effect electric fire.



BEDROOM THREE

Measurements- 10'2" x 9'0"

A double room which is situated to the front of the property and has a uPVC double glazed window, ceiling light point, ceiling coving and central heating radiator.



SECOND FLOOR

LANDING

With ceiling light point, ceiling coving and loft access. From the landing access can be gained to the following rooms :-

BATHROOM

Measurements- 6'1" x 5'7"

With inset ceiling downlighters, extractor fan, part tiled walls, shaver socket, ladder style heated towel rail and fitted with a suite comprising panelled bath with glazed shower screen and chrome shower fitting over, pedestal wash basin and low flush w.c.



BEDROOM TWO

Measurements- 11'5" x 10'2"

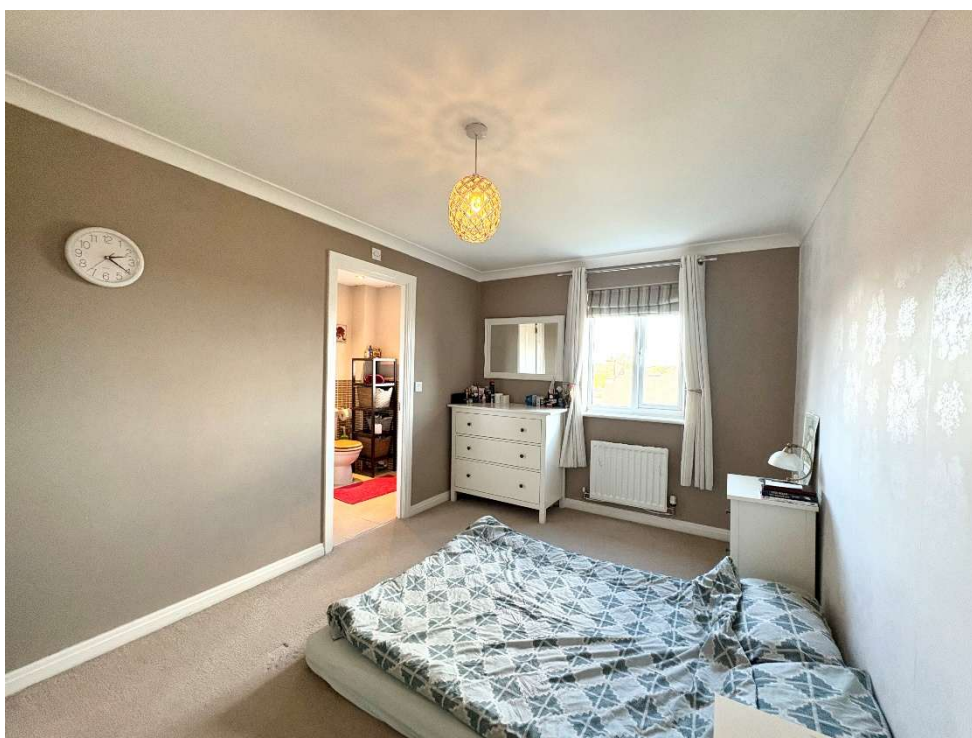
A double room situated to the front of the property and having two uPVC double glazed windows, ceiling light point, ceiling coving, central heating radiator, fitted wardrobe and cylinder cupboard.



BEDROOM ONE

Measurements- 13'4" x 9'0"

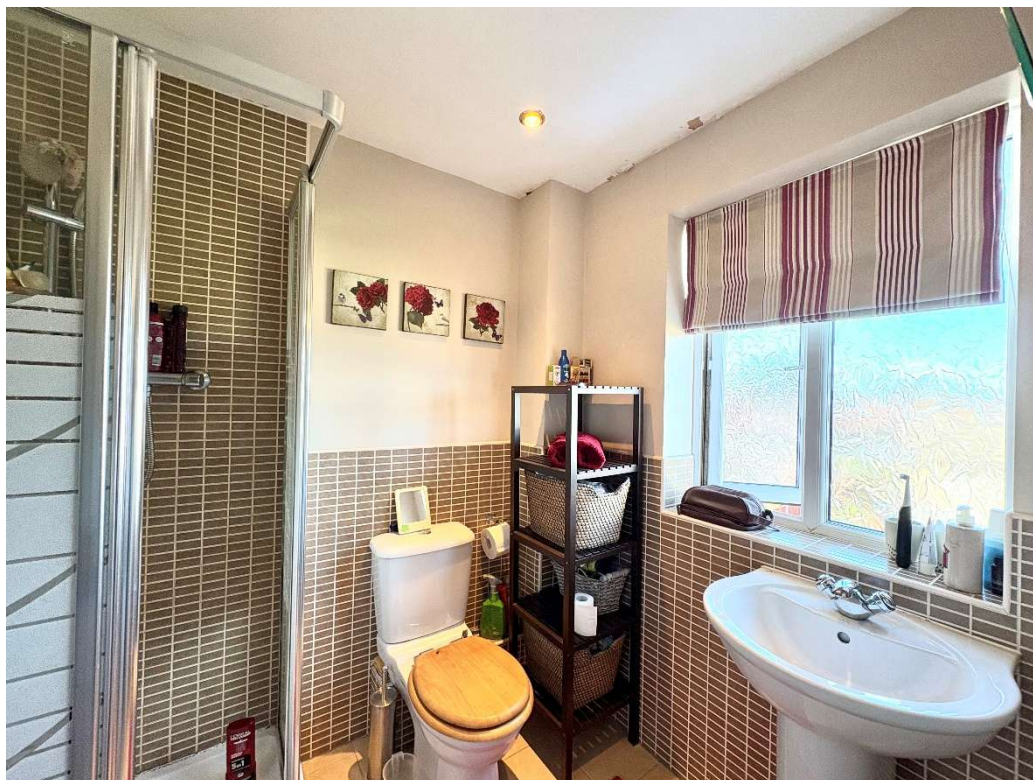
A double room with a uPVC double glazed window looking out over the rear garden and with views across to Grimescar Woods. There is a ceiling light point, ceiling coving, fitted wardrobes, central heating radiator and to one side a door gives access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements- 6'0" x 5'7"

With a frosted uPVC double glazed window, inset ceiling downlighters, extractor fan, part tiled walls, tiled floor, shaver socket, ladder style heated towel rail and fitted with a suite comprising pedestal wash basin, low flush w.c. and shower cubicle with chrome shower fitting.



OUTSIDE

PARKING

To the front of the property there is a tarmac driveway which provides off road parking together with an EV charging point.

GARDENS

To the front of the property there is a small lawned area with planted tree and flagged pathway giving access to the front entrance. To the rear there is a lawned garden, flagged pathway, planted flowers and shrubs to the border and a useful timber garden shed. At the foot of the garden there is a timber hand gate opening onto a pathway which leads down one side of the property and gives access to the front.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Property tenure – Freehold

Council tax band – D

Service Charge- For the maintenance of open green space is approximately £150 per annum

Solar panels- The property has solar panels rented from A-Shade Greener for 25 years from 2017.

Directions- Using satellite navigation enter the postcode HD3 3RR

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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