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**Pavilion View, Lindley  
Huddersfield,**

**Offers in the region of  
£475,000**

\*\*\*MARTIN THORNTON PLATINUM\*\*\*

Only by an internal inspection can one appreciate the deceptively spacious nature of this four-bedroom, detached family home. The property is situated on a good-sized corner plot off this ever popular residential development tucked away with only three other detached properties. It may prove suitable to the expanding family buyer or professional couple looking to access nearby Lindley Village with its various amenities, and the M62 motorway network serving Leeds and Manchester City Centres. The accommodation comprises an entrance hall with useful storage, downstairs WC, living room with bay window, open-plan kitchen diner, utility and integral garage (converted into an office space and a home gym). On the first floor, there are four double bedrooms, the master with an en suite shower room, and a modern house bathroom. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, a block paved driveway provides ample parking. At the rear, there is a private, fenced garden area with an Indian style patio, perfect for outdoor entertaining. The rear garden benefits from an easterly aspect. Viewing is highly recommended.

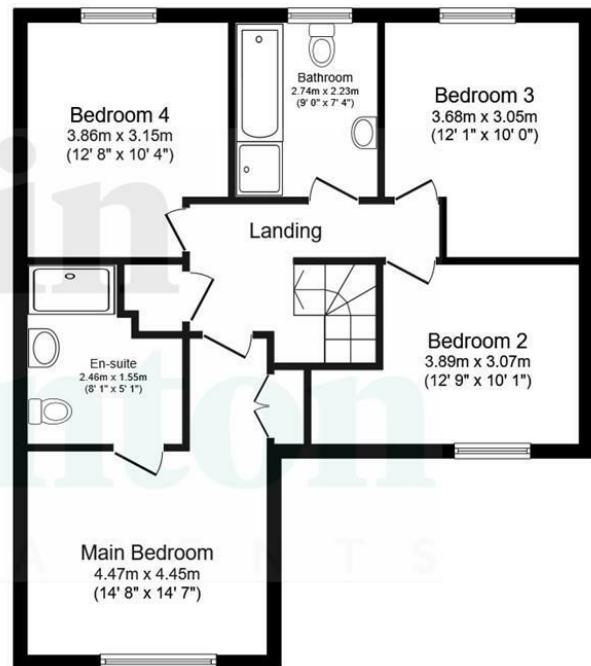
# Pavilion View, Lindley Huddersfield,

## Floorplan



**Ground Floor**

Floor area 68.8 sq.m. (741 sq.ft.)



**First Floor**

Floor area 64.6 sq.m. (695 sq.ft.)

Total floor area: 133.4 sq.m. (1436 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)

# Pavilion View, Lindley Huddersfield,

## Details



### Entrance Hall



A timber door with a decorative double-glazed insert opens to the spacious entrance hall, where there is a balustrade and spindle staircase rising to the first floor landing. There is a useful under stairs storage cupboard, a tiled floor, a ceiling light point and a radiator. From here, a set of timber and bevelled glazed doors open to the living room.

### Living Room



This reception room is positioned at the front of the property and has a uPVC double-glazed walk-in splayed bay window. There is plenty of room for furniture, a ceiling light point and a radiator.

### Downstairs WC



From the entrance hall, a timber door gives access to the downstairs WC, which has a white suite comprising a wall-mounted hand basin with mixer tap and a low-level WC. There is a continuation of the tiled flooring, appropriate tiling to the walls, a ceiling light point and a radiator. A uPVC double-glazed window allows natural light from the side elevation.

### Kitchen Diner



The kitchen diner runs across the rear of the property and has a uPVC double-glazed window overlooking the rear garden and beyond. The kitchen area has a range of high gloss modern wall and base cupboards, drawers, roll-edge worktops with matching upstands and a one-and-a-half bowl stainless steel sink unit with mixer tap. Integrated appliances include an oven, four-ring gas hob and canopy

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style filter hood with lighting. There is space for an American style fridge freezer and ceiling downlighting. The dining area has a continuation of the tiled flooring, plenty of room for furniture, a ceiling light point and a radiator. A set of French doors give access to the rear garden and an archway leads into the utility.

### Utility

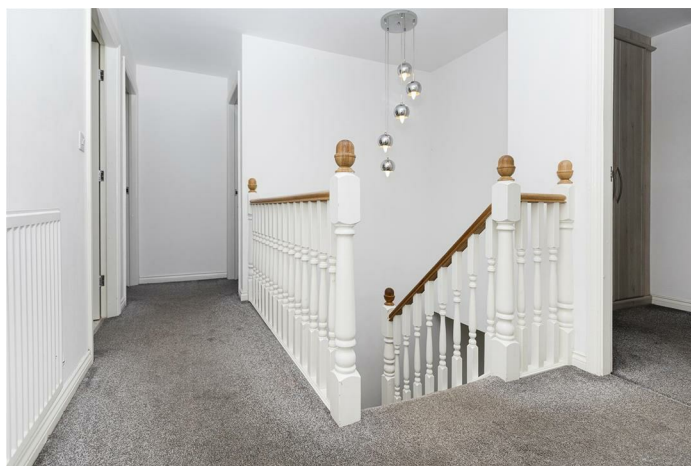


This room has wall cupboards and working surfaces, plumbing for an automatic washing machine and space for a dryer. There is a ceiling light point, a radiator and a composite door with a double-glazed insert providing access to the rear garden. An archway leads to an office space, which also houses the Ideal central heating boiler. It has laminate flooring and a heavy-duty door leading to the garage area.

### Garage Area

This area is currently used as a gym and has power sockets, lighting and an up-and-over door.

### First Floor Landing



From the entrance hall, a balustrade and spindle staircase rises to the first floor landing, where there is a ceiling light point and a radiator. There is a useful storage cupboard, which houses the water tank, and access to loft space. Access can be gained to the following rooms:

### Bedroom One



This double bedroom is positioned at the front of the property and has a lovely outlook over the front elevation and playing fields beyond via a uPVC double-glazed window. It has fitted wardrobes with hanging rails and shelving, ceiling downlighting, a ceiling light point and a radiator. This master bedroom has the advantage of an en suite shower room.

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### En Suite Shower Room



This room has a white suite comprising a shower cubicle with a sliding door, home to a mains fed shower, a pedestal hand basin with mixer tap and a low-level WC. There is tiling to the floor, appropriate tiling to the walls, an extractor fan, ceiling downlighting and a radiator. A uPVC double-glazed window provides natural light.

### Bedroom Four



This double bedroom is positioned at the rear of the property and has a lovely outlook over the garden via a uPVC double-glazed window. It has a ceiling light point and a radiator.

### House Bathroom



The bathroom has a white suite comprising a panelled bath with a mixer tap, a corner shower cubicle with a folding screen, home to a mains fed shower, a pedestal hand basin with a mixer tap and a low-level WC. There is tiling to the floor, appropriate tiling to the walls, ceiling downlighting, an extractor fan and a radiator. A uPVC double-glazed window provides natural light from the rear elevation.

### Bedroom Three



This double bedroom has a similar outlook to bedroom four via a uPVC double-glazed window. It has a ceiling light point and a radiator.

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### Bedroom Two



This double bedroom has uPVC windows providing a lovely outlook over the front elevation and playing fields. It has a ceiling light point and a radiator.

### External Details



At the front of the property, a block paved driveway provides off-road parking for several vehicles. There is a lawn and a flagged pathway gives access around the side of the property. The rear garden is accessed via a timber gate and has a lovely seating area with a covered verandah, ideal for outdoor entertaining, and a lawn. The rear garden has walled and fenced boundaries and benefits from an easterly aspect.

### Tenure

The vendor informs us that the property is freehold.

# Pavilion View, Lindley Huddersfield,

Directions

