



Blackthorn Drive | Lindley | Huddersfield | HD3 3SB

Asking price £265,000



SHERIDAN
BAILEY
PROPERTY

Blackthorn Drive | Lindley Huddersfield | HD3 3SB Asking price £265,000

This 3 bed mid townhouse is perfectly situated in a small cul-de-sac position to the back of this popular development in Lindley. A well loved and immaculately presented property with generous living space throughout. It is key turn ready!

The property briefly comprises, entrance hall, ground floor Kitchen / Dining and a WC. On the first floor is the fabulous Living Room with feature panelled wall, and Bedroom 3 which would be suitable for a Nursery, Playroom or Home Office. On the second floor is the Master Bedroom Ensuite, Bedroom 2 and House Bathroom

Externally the property benefits from a single integrated garage with up & over doors, power and lighting, as well as an EV charger. In addition there is a single driveway. To the rear of the property is a flagged patio area, ideal for BBQ's and step up to the garden space which is laid to lawn. Perfectly private, well screened and not overlooked.

Well priced, beautiful home and certainly not to be missed

- Immaculate 3 bed mid townhouse
- 3 bedrooms & 2 bathrooms
- Generous Living Room space
- Quiet cul-de-sac & not overlooked to rear
- Garage and private driveway

Entrance Hall

Front door opens up into a spacious Entrance Hall with space for cloaks and shoes. Laminate flooring flows through to open plan Kitchen/Dining and also the downstairs WC. Stairs to first floor landing.

Kitchen / Dining

Light and bright Kitchen / Dining space on ground floor to rear of the property with glazed door opening directly onto flagged patio area and garden.

The Kitchen briefly comprises, a range of white wall and base units with worktops over. Integrated appliances include eye level double electric oven with grill, washing machine, 4 burner gas hob with ceramic splashback and stainless steel extractor over. Ample storage and food preparation space and window to rear garden views. The Dining area has space for 2-4 seater dining table and chairs.





Ground Floor WC

Useful ground floor WC with low level flush and vanity wash handbasin.

Staircase to 1st floor landing

Living Room

Generously sized Living Room, the perfect relaxing space to the rear of the property with twin windows looking out to rear garden views. Ample spaces for double or corner sofas and armchairs. Feature panelled wall with backlight. A great room for the family

Bedroom 3 / Home Office / Nursery

Bedroom 3 is a single bedroom currently utilised as a Nursery and Playroom. Equally the perfect single bedroom or home office space. The choice is yours! Window to front elevation

Staircase to 2nd floor landing and boarded loft

Master Bedroom Ensuite

Good sized Double Bedroom to rear of the property, a lovely quiet space, benefitting from fitted triple wardrobes. Ensuite comprises single shower cubicle, low level WC, and wash handbasin. Frosted window to rear elevation.

Bedroom 2

Good size Double Bedroom with store cupboard off. Lots of space and window to front elevation.

House Bathroom

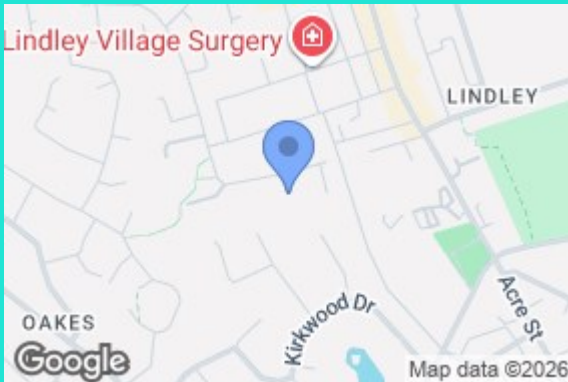
House Bathroom, partially tiled and comprising, bath with shower over and glass shower screen, low level WC, wash handbasin and heated towel rail

Outside Space

The mid terrace 3 bed townhouse is perfectly situated in a small cul-de-sac position to the back of this popular development in Lindley. The property benefits from a single integrated garage with up & over doors, power and lighting, as well as an EV charger. In addition there is a single driveway. To the rear of the property is a flagged patio area, ideal for BBQ's and step up to the garden space which is laid to lawn. Perfectly private, well screened and not overlooked.

Service Charge

Current owner service charge costs are £130 per annum of communal development upkeep, billed twice yearly at £65.00. Please verify with your Conveyancer.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

HALIFAX
West Yorkshire

01422 525285
hello@sheridanbaileyproperty.co.uk
sheridanbaileyproperty.co.uk