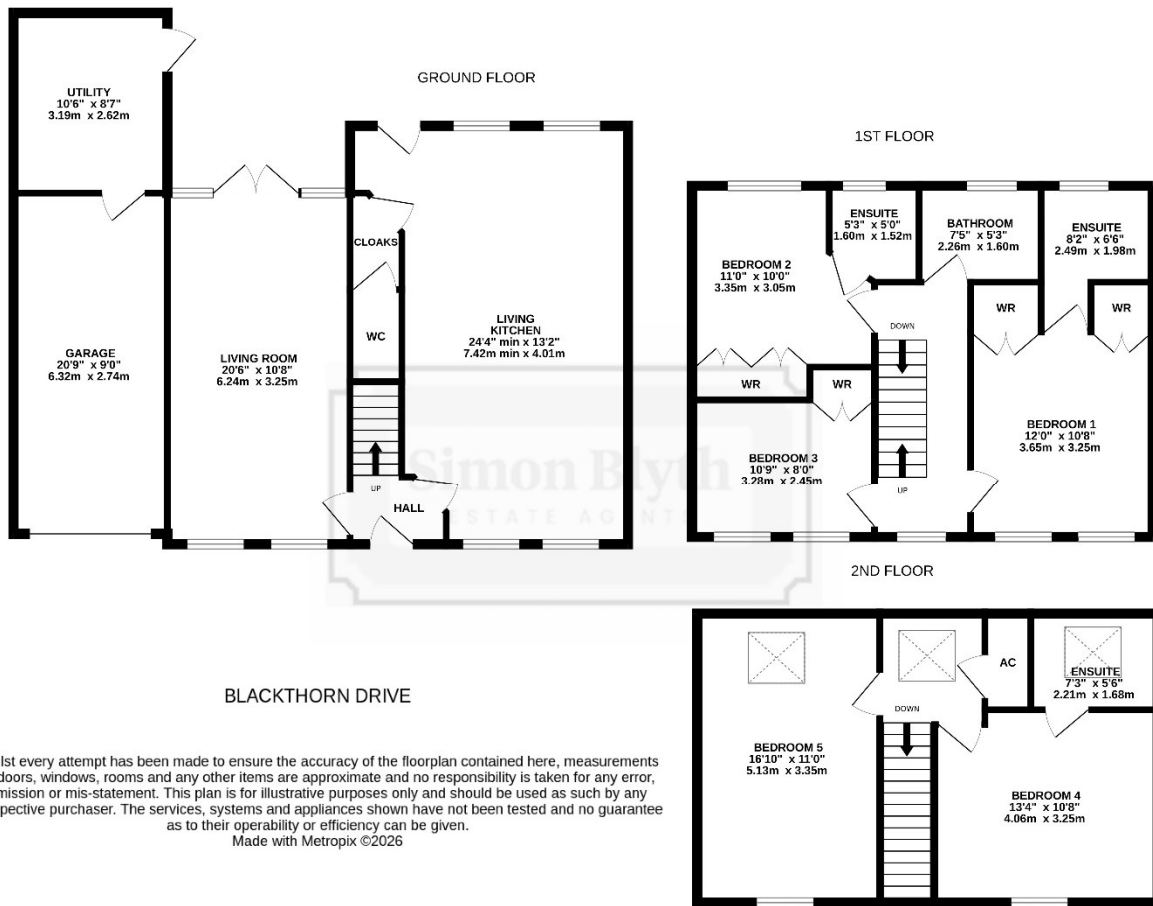




25 Blackthorn Drive, Lindley, Huddersfield, HD3 3RR



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PROPERTY DESCRIPTION

A modern link detached double fronted family home having spacious accommodation arranged over 3 floors with 5 double bedrooms and 4 bathrooms, ideal for a growing family.

The property was constructed by Bovis homes and forms part of a popular development within walking distance of Lindley's varied amenities including shops, restaurants, bars, the junior and infant school and just a short drive to junction 24 of the M62.

There is a gas central heating system, uPVC double glazing, CCTV and briefly comprising to the ground floor entrance hall, living room, large living kitchen with island and a host of integrated appliances, cloakroom and w/c. First floor landing leading to 3 bedrooms (2 en-suite and all with wardrobes) and bathroom. Second floor landing, 2 further bedrooms (1 en-suite).

Externally there is a driveway providing off road parking, garage and utility room. Gardens are laid out to front and rear.

Offers Around £460,000

GROUND FLOOR

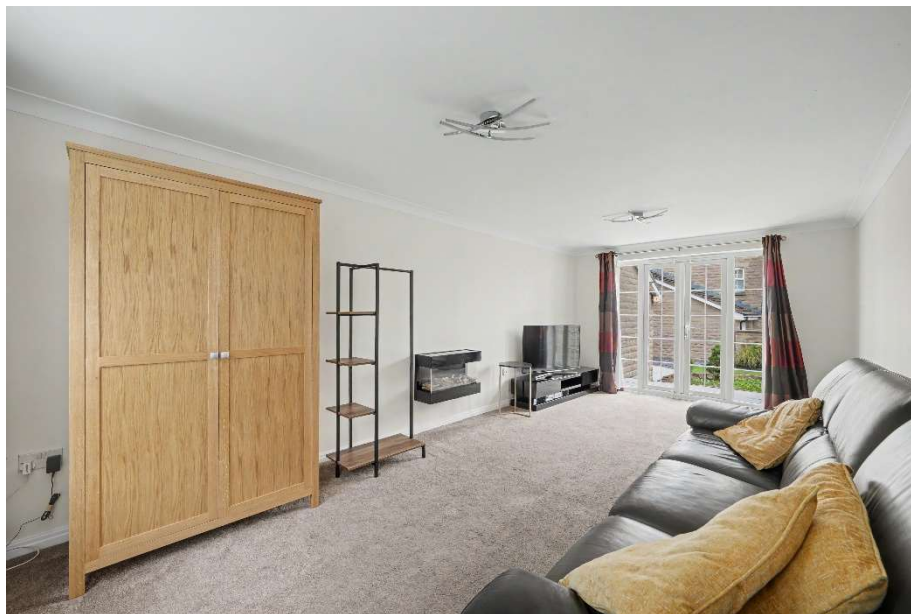
ENTRANCE HALL

With a uPVC and frosted double glazed door, ceiling light point, staircase rising to the first floor, tiled floor and corkscrew style vertically hung radiator. From the hallway there are doors giving access to the following: -

LIVING ROOM

Measurements- 20'6" x 10'8"

A generously proportioned reception room which has two uPVC double glazed windows to the front elevation together with uPVC double glazed windows to the rear with central French doors giving access to the garden. There are two ceiling light points, ceiling coving, two central heating radiators and as the main focal point of the room mounted to the wall there is a log flame effect gas fire.



LIVING KITCHEN

Measurements – 24'4" x 13'2"

As the dimensions indicate this is particularly spacious room which has two uPVC double glazed windows to the front elevation, two uPVC double glazed windows to the rear together with an adjacent uPVC double glazed door giving access to the garden. There are numerous inset LED downlighters, three ceiling light points above the island unit and a further ceiling light point, two contemporary chrome radiators one hung vertically and the other horizontally. There is a tiled floor with partial under floor electric heating and fitted with a range of cream gloss base and wall cupboards, drawers, pan drawers and complimented by contrasting overlying Corian worktops with matching splashbacks with an inset one and a half bowl Corian sink with extending chrome monobloc tap, six ring stainless steel gas hob with stainless steel and angled glass extractor hood over, to one wall there are a bank of floor to ceiling cupboards and pan drawers in contrasting gloss burgundy and these are inset with a bank of Neff appliances including twin Neff electric fan assisted ovens, Neff steam oven and Neff warming drawer. The island unit has drawers, pan drawers, wine cooler and contrasting overlying Corian worktop and mounted to this there is a raised breakfast bar which matches the burgundy units. To the side of the ovens there is space for a fridge freezer and this also has plumbing should someone have a fridge freezer with water and ice dispenser.





CLOAK ROOM

Measurements – 5'7" x 3'3"

With a tiled floor, inset LED downlighters, fitted shoe storage and from here access can be gained to the downstairs w.c.

DOWNSTAIRS W.C.

Measurements – 5'4" x 3'3"

With a tiled floor, ceiling light point, chrome ladder style heated towel rail and fitted with a suite comprising pedestal wash basin with a tiled splashback and low flush w.c.

FIRST FLOOR

LANDING

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

BEDROOM ONE

Measurements- 12'0" x 10'8"

A double room with two uPVC double glazed windows looking out to the front, there are two central heating radiators, two ceiling light points, ceiling coving and two twin door recessed wardrobes. Between the wardrobes a door gives access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements – 8'2" x 6'6"

With inset LED downlighters, extractor fan, frosted uPVC double glazed window, tiled floor with under floor heating, chrome heated towel rail and fitted with a suite comprising wall hung vanity unit mounted with a rectangular wash basin with chrome tap over and backlit LED mirror above, wall hung w.c. with concealed cistern together with adjacent cupboards which house the thermostat for the underfloor heating and a shaver socket. There is a large walk-in shower with glazed side panel and chrome shower fitting incorporating fixed shower rose and separate hand spray.



BEDROOM TWO

Measurements- 11'0" x 10'0"

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



EN-SUITE SHOWER ROOM

Measurements – 5'3" x 5'0"

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



BEDROOM THREE

Measurements – 10'9" x 8'0"

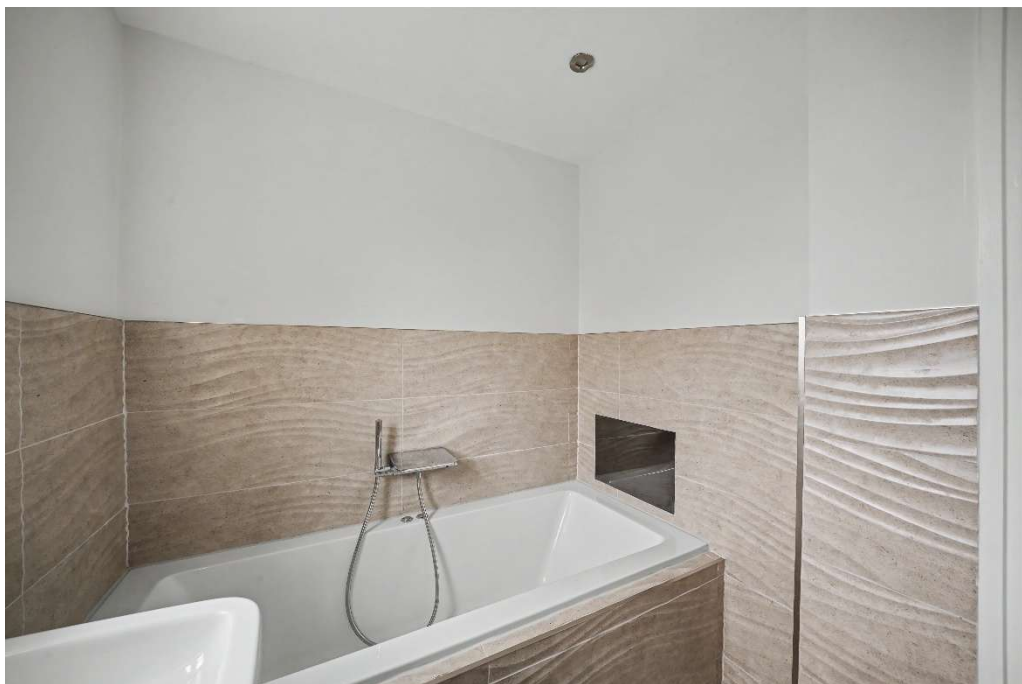
A double room situated adjacent to bedroom one and having two uPVC double glazed windows which provide plenty of natural light, there is a ceiling light point, ceiling coving, central heating radiator and twin panelled door recessed wardrobe.



BATHROOM

Measurements- 7'5" x 5'3"

With a frosted uPVC double glazed window, inset ceiling downlighters, extractor fan, shaver socket, tiled floor with under floor heating, part tiled walls, low level lighting, chrome heated towel rail and fitted with a suite comprising double ended spa bath with a tiled side panel and recessed flat screen tv, pedestal wash basin and low flush w.c.



SECOND FLOOR

LANDING

With a Velux double glazed window, ceiling light point and a useful storage cupboard which also houses the hot water storage cylinder. From the landing access can be gained to the following: -

BEDROOM FOUR

Measurements- 13'4" x 10'8"

A double room with uPVC double glazed window looking out to the front, there is a ceiling light point, central heating radiator and to one side a door gives access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements – 7'3" x 5'6"

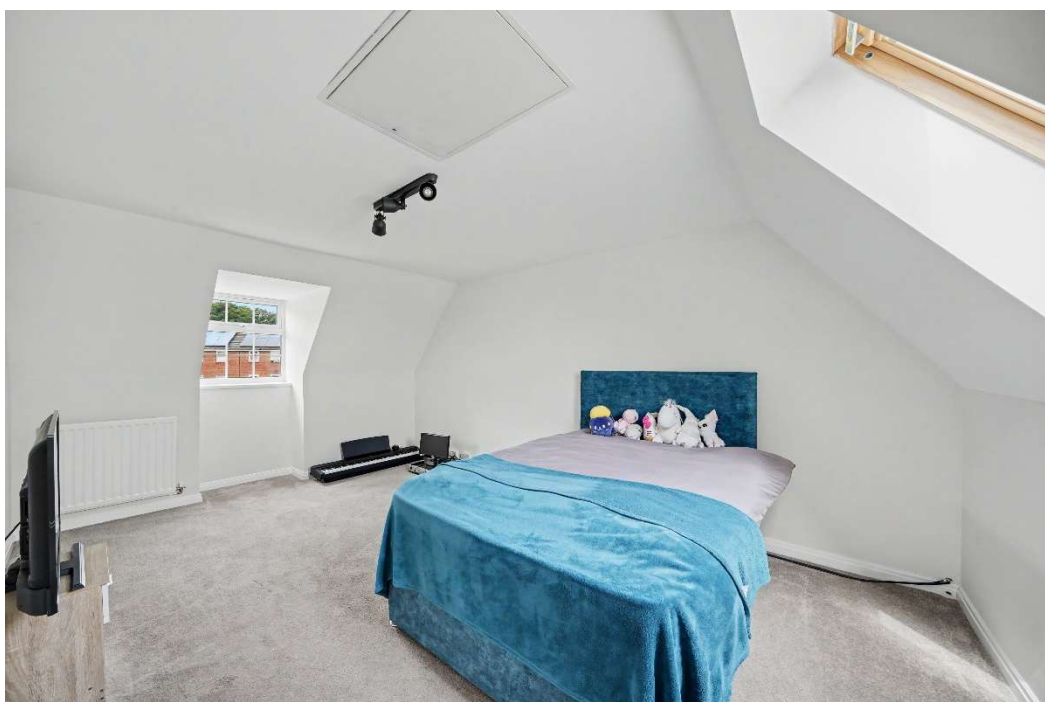
With a Velux double glazed window, inset ceiling downlighters, extractor fan, part tiled walls, tiled floor, shaver socket and fitted with a suite comprising pedestal wash basin with a mirror over, together with low flush w.c. and shower cubicle with chrome shower fitting.



BEDROOM FIVE

Measurements – 16'10" x 11'0"

Another spacious double room which has a uPVC double glazed window to the front elevation and Velux double glazed window to the rear with views across to Grimescar Woods. There is a ceiling light point, loft access and two central heating radiators. There are also a bank of six double plug sockets.



OUTSIDE

PARKING

To the left-hand side of the property there is a tarmac driveway which provides off-road parking and this in turn leads to an attached garage.

GARAGE

Measurements- 20'9" x 9'0"

With an electric up and over door, power, light and door to the rear giving access to the utility room.

UTILITY ROOM

Measurements- 8'7" x 10'6"

With a composite and frosted double glazed door giving access to the rear garden, there is a ceiling light point, worktop with under counter space for washing machine, cupboards and inset single drainer stainless steel sink.



GARDENS

To the front of the property there is a lawned garden with a central flagged pathway bordered by a hedge giving access to the front door. To the left-hand side of the property there is a timber hand gate opening onto a flagged pathway giving access to the rear garden which has a shaped lawn, areas of crushed blue slate, planted trees and shrubs together with a flagged patio and cold-water tap.





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 – F

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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MAIN CONTACTS

T: 01484 651878

W: www.simonblyth.co.uk

E: huddersfield@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259