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## **New Hey Road, Lindley Huddersfield, Yorkshire**

**Offers in the region of  
£400,000**

### MARTIN THORNTON PLATINUM

A most impressive and spacious five-bedroom semi-detached family home, conveniently placed for local amenities, an ideal commuting base located midway between the town centre with the train station and the M62 motorway. The accommodation is set over three floors and has a light and bright interior with many period features, along with a useful basement area. The accommodation comprises a large entrance hallway, living room, dining/sitting room with adjoining kitchen, garden room and a downstairs WC on the ground floor. The lower ground floor offers further potential with three rooms, currently used as a utility/washroom. On the first floor are three bedrooms, one with a shower cubicle, and the house bathroom. On the top floor are two further large double bedrooms and a home office/study/gaming room. There is a gas-fired central heating system and uPVC double glazing. Externally, there is parking on the driveway to the front and vehicular access off the lane to the rear leading to a large double garage. There are pleasant gardens incorporating a lawned area with paved seating, mature flower beds and borders.

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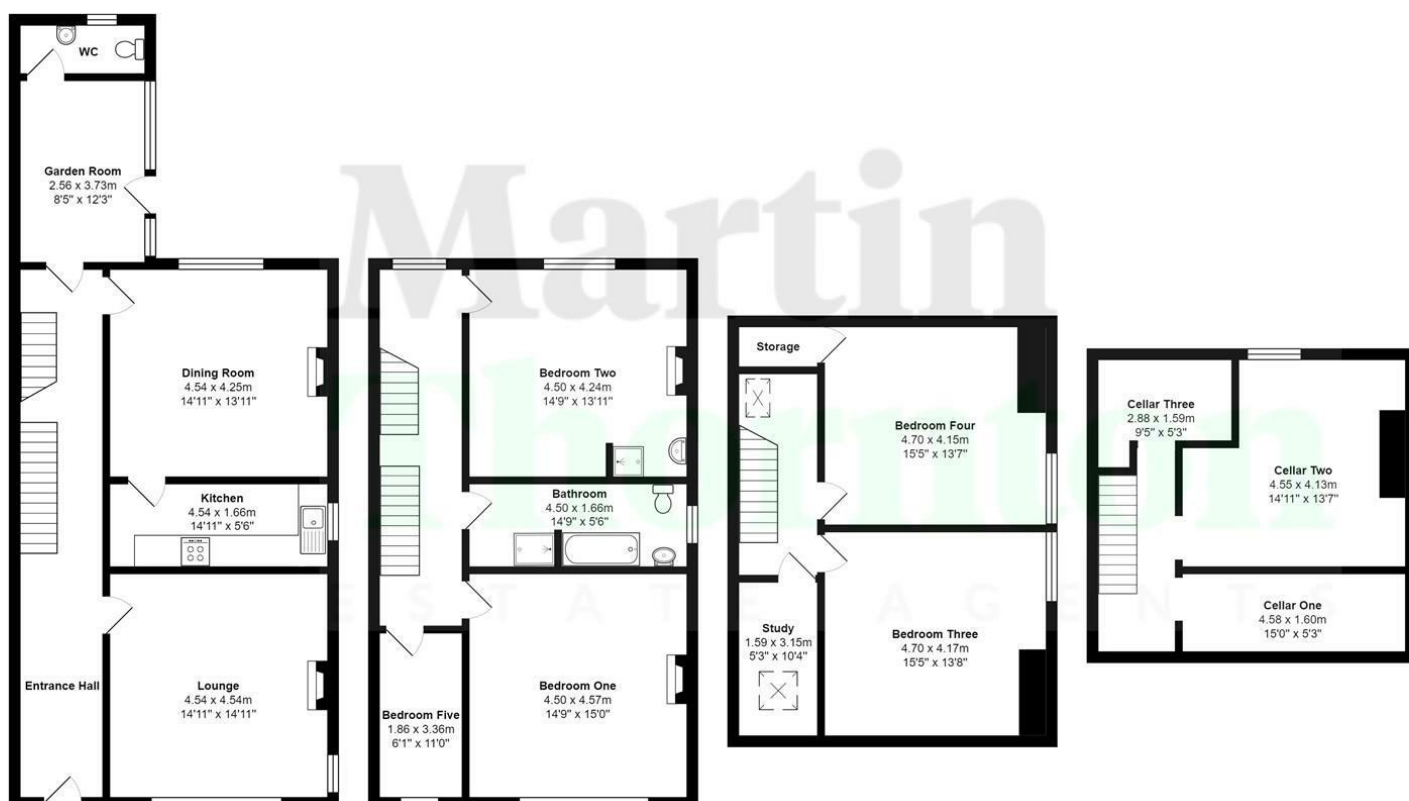
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**Offers in the region of  
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Only by an internal inspection can the amount of accommodation on offer in this wonderful period home be truly appreciated.

# New Hey Road, Lindley Huddersfield, Yorkshire

## Floorplan



All measurements are approximate and for display purposes only

# New Hey Road, Lindley Huddersfield, Yorkshire

## Details



### Entrance Hallway

An external uPVC door with an opaque glazed panel and matching over-light gives access to the hallway. The large and impressive hallway runs from front to back of the property and has a wonderful high ceiling. Of particular note is the detailed cornice coving, picture rail and ceiling rose along with the detailed internal joinery and deep skirting boards. The staircase which has a fabulous newel post, dipped timber handrail and spindle balustrading, gives access to the first floor. There is also a central decorative arch, a radiator and an internal door leading to the living room.

### Living Room

This light and bright principal reception room is positioned at the front of the property and has a dual aspect with front and side uPVC windows. The high ceiling incorporates a deep cornice coving and there is detailed internal joinery including deep skirting boards. The stone fire surround has a stone hearth upon which stands a living flame gas fire. The room also has a radiator.

### Dining/Sitting Room

This is a versatile second reception room with a uPVC window overlooking the rear garden. The stone fireplace extends into one alcove and has a polished timber mantel along with a raised tiled hearth, home to a living flame-effect gas fire. There is coving to the ceiling and a radiator. Buyers may decide to utilise this room as a formal dining room or incorporate the adjoining working kitchen to create a larger open-plan space. There is a radiator and a timber and glazed door leads into the kitchen.

### Kitchen

The kitchen has an array of units to high and low levels with working surfaces, a stainless steel sink with single drainer and space for a cooker, fridge and freezer. Further appliances are stored in the lower ground floor utility/washroom. There is a large side uPVC window.

### Garden Room

This is a versatile room and could be utilised as a formal dining room, breakfast room or study. It is particularly light and bright with a series of uPVC window and a central door. There is coving to the ceiling and a radiator with an internal door leading to the downstairs WC.

### Downstairs WC

This has a two-piece suite comprising a low-level WC and a wall-mounted hand basin with a tiled splashback. There is a rear opaque uPVC window with a tiled surround and a radiator.

### Lower Ground Floor

From the entrance hallway, the staircase leads down to the lower ground floor which offers the potential to create further accommodation if required. It comprises three rooms, the smaller one with a keeping table and shelf along with a further room which has keeping tables, shelving and provides a large amount of useful storage. The largest room has good head height along with a rear uPVC window and houses the Vaillant boiler for the gas-fired central heating system and plumbing for an automatic washer.

### First Floor Landing

From the entrance hallway, the staircase rises to the first floor landing where there is spindle balustrading and a superb timber handrail. There is a uPVC rear window and the staircase with its feature newel post, spindles and handrail rises to the top floor.

### Bedroom One

This large double bedroom is positioned at the front of the property and a superb marble fireplace with a decorative cast iron inset. There is coving to the ceiling, large uPVC windows and the room can accommodate a good amount of fitted or freestanding furniture. There is also a radiator.

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## Details



### Bedroom Two

This large double bedroom is positioned at the rear of the property and has a decorative cast iron fireplace. It would make an ideal guest room, having an en suite area incorporated within the room. There is a hand basin, a separate shower cubicle with tiled interior and a Gainsborough Ambassador thermostatic shower. There is coving to the ceiling along with a rear uPVC window and a radiator.

### Bedroom Three

This single bedroom is positioned at the front of the property and has a uPVC window and a radiator.

### House Bathroom

This good-sized room has a four-piece comprising a panelled bath, an oval hand basin set to a unit with storage below, a low-level WC and a separate shower cubicle with twin doors and an Aqualisa thermostatic shower. There is tiling within the shower cubicle and appropriate tiling around the bath along with ceiling downlighting, an obscure uPVC side window and a radiator.

### Top Floor Landing

The staircase then rises to the top floor landing which, again, has the polished timber handrail and spindle balustrade. There is a Velux window within the angled roofline.

### Bedroom Four

This large double bedroom has plenty of space for fitted or freestanding furniture. There is built-in storage within the angled roofline along with a side uPVC window, coving and a radiator.

### Bedroom Five

This is a similar-sized large double bedroom, again with plenty of space for fitted or freestanding furniture. There is a side uPVC window with a pleasant rooftop outlook over the surrounding area, looking back towards Emley and up the valley towards Holme Moss. The room also has coving and a radiator.

### Study/Office

Ideal as a home office/study area, buyers may decide to redesign the top floor completely, possibly creating an upstairs bathroom/en suite. This top floor would also be the perfect base for a teenager. There is a Velux window within the angled roof but no radiator.

### External Details

There are stone gateposts that bear the property's name along with metal gates leading to a small driveway for off-road parking. The garaging is located to the rear with access off the lane. There is a perimeter wall at the front with wrought iron railings and a mature garden with planted flowerbeds interspersed with flags. There is a wide pathway and a timber fence with a lockable wrought iron gate along with external lighting and water. A pleasant patio area adjoins the uPVC door within the garden room. The pathway continues with planted beds and shrub borders on either side along with a pleasant lawned area with paved seating, mature flower beds and borders. Within the stone wall is a timber gate which gives access to the double garage.

### Garage

The double garage is of a particularly good size and can accommodate two cars with workshop space to the side. There is an inspection pit, an automatic roller door along with power and lighting, a side window and a personal door.

### Tenure

The vendor confirms the property is Leasehold.

# New Hey Road, Lindley Huddersfield, Yorkshire

Directions

