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## **Pavilion View, Lindley Huddersfield,**

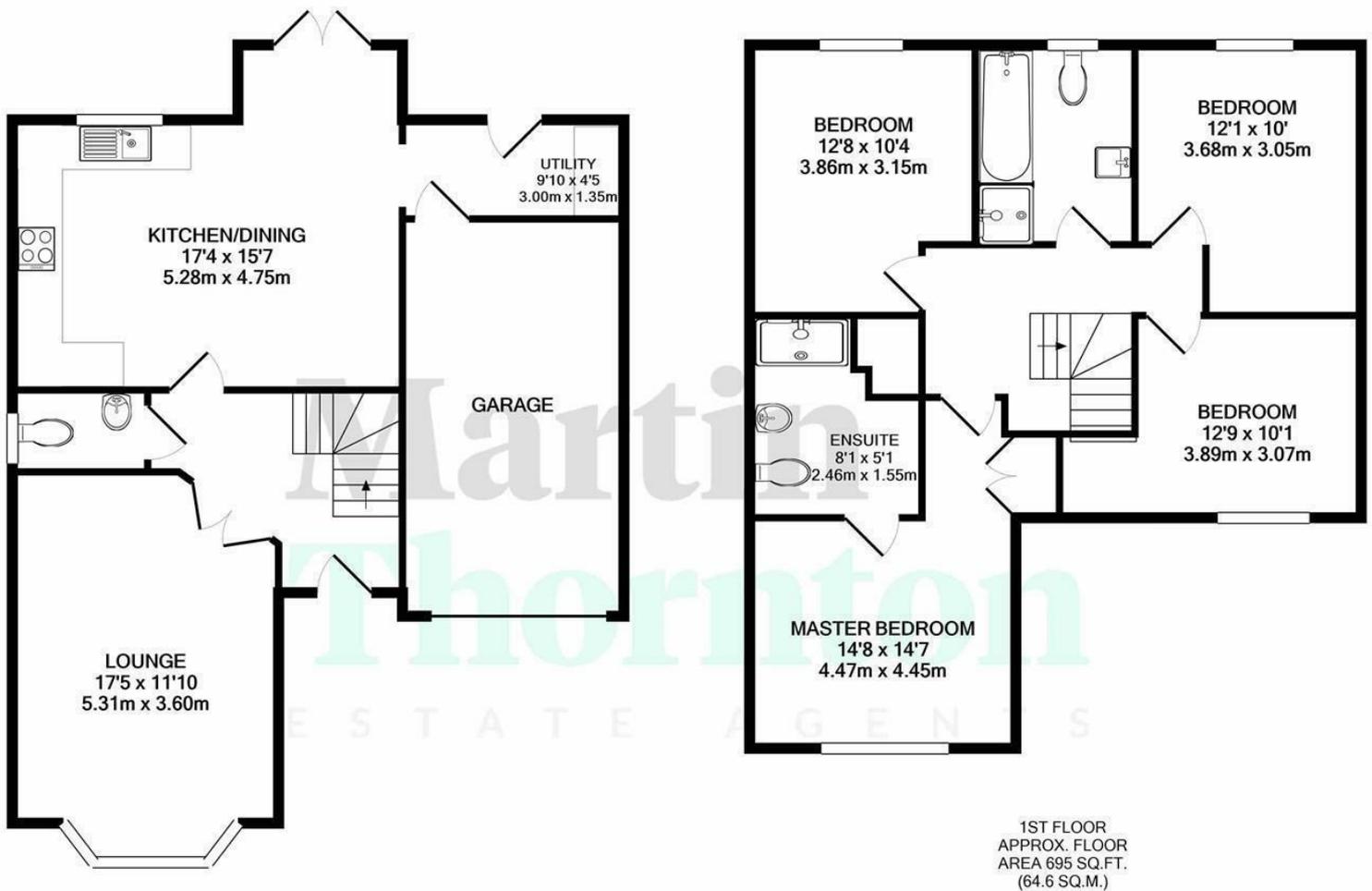
**Offers in the region of  
£475,000**

**\*\*\* Martin Thornton Platinum\*\*\***

Only by internal inspection can one appreciate the deceptive nature of this executive style, detached, family home. Nestled to this corner plot on this ever popular residential development, the property may well prove suitable to the expanding family buyer, or the professional couple looking to access nearby Lindley village, with its various bars and restaurants, and the M62 motorway serving both Leeds and Manchester city centres. Internally the property briefly comprises of entrance hall, cloakroom WC, lounge with feature Portuguese stone fire surround, open plan dining kitchen, utility and integral garage. To the first floor there are four double bedrooms, the Master enjoying en suite facilities, and a modern, stylish house bathroom. The property enjoys a gas central heating system and is fully uPVC double glazed. Externally there is a block paved driveway to the front providing ample parking, along with a small Astro Turf lawned garden. To the rear is a lovely, landscaped, private, fenced and walled garden with flagged patio and decking (currently incorporating hot tub).

# Pavilion View, Lindley Huddersfield,

## Floorplan



GROUND FLOOR  
APPROX. FLOOR AREA 741 SQ.FT. (68.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR AREA 695 SQ.FT. (64.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1436 SQ.FT. (133.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# Pavilion View, Lindley Huddersfield,

## Details



### Entrance Hall

A composite style door with a leaded double-glazed insert opens to the entrance hall, which has herringbone laminate style flooring, inset downlights to the ceiling and a radiator. A balustrade and spindle staircase rises to the first floor galleried landing.

### Lounge

From the entrance hall, French style doors lead into the lounge, which has lots of natural light from a walk-in uPVC double-glazed bay window to the front elevation. The focal point of the room is a lovely Portuguese stone fire surround with matching inset and hearth, home to a remote controlled living flame gas fire. The room has a ceiling light point and a radiator.



### Downstairs WC

This room has a white suite comprising a vanity wash hand basin with a monobloc mixer tap and a low-level WC. There is tiling to the walls to dado height, a continuation of the laminate style flooring and a radiator. Natural light comes from the side elevation via a uPVC double-glazed window.



### Kitchen

Acting as the hub of this family home, the kitchen has a range of recently fitted wall and base cupboards, drawers, roll-edge worktops with tiled surrounds and an inset one-and-a-half bowl composite sink with a hose-style extendable tap. Integrated appliances include a double oven and five-ring gas hob with overlying extractor fan, fridge freezer and dishwasher. Hidden behind the cupboards is a butler's pantry with wine storage, drawers, power sockets and a work surface which is currently used as a coffee station. There are banks of inset downlights and herringbone style flooring. Additional light comes from a uPVC double-glazed window and uPVC French doors lead out to the rear garden.



# Pavilion View, Lindley Huddersfield,

## Details



### Utility

The utility has working surfaces, wall cupboards and plumbing for an automatic washing machine. There are hanging hooks for coat storage, a radiator and a ceiling light point. A composite door leads out to the rear garden.



### First Floor Landing

From the entrance hall, a balustrade and spindle staircase rises to the first floor, which has a galleried landing with a built-in linen cupboard, a ceiling light point and a radiator. Access can be gained to the loft space.

### Bedroom One

Positioned at the front of the property, this double bedroom enjoys views towards Mount and beyond via a uPVC double-glazed window. It has built-in wardrobes with hanging rails and shelving, inset downlighting, coving to the ceiling and a radiator. Being the master bedroom, it has the advantage of an en suite shower room.

### En Suite Shower Room

This room has a modern white suite comprising a double shower cubicle with a sliding door, home to a mains fed shower, a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, vinyl style flooring, inset downlights, an extractor fan and a radiator. A uPVC double-glazed window allows natural light from the side elevation.



### Bedroom Two

This double bedroom is positioned at the rear of the property and has two uPVC double-glazed windows overlooking the landscaped garden. It has decorative panelling to the walls, coving to the ceiling, a ceiling light point and a radiator.



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## Details



### House Bathroom

The bathroom has a modern white suite comprising a shower cubicle with a glass screen, home to a mains fed shower, a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, ceiling downlighting, vinyl style flooring, an extractor fan and a radiator. A uPVC double-glazed window provides natural light from the rear elevation.



### Bedroom Three

This double bedroom is positioned at the rear of the property and has a similar outlook to that of bedroom two via a uPVC double-glazed window. It has decorative panelling to the walls and a fitted desk area, making it the ideal working from home study. There is a ceiling light point and a radiator.



### Bedroom Four

Currently utilised as a walk-in dressing room, this double room has fitted furniture comprising wardrobes with hanging rails and shelving, and shoe storage. There is a uPVC double-glazed window, a ceiling light point and a radiator.



### External Details

At the front of the property, there is a small lawn and a block paved driveway leading to an oversized single garage with up-and-over door, power and lighting. At the foot of the garage is an access door into the utility. The side elevation is designed for low-maintenance and a flagged pathway leads to the rear garden. At the rear, there is a flagged patio area, perfect for outdoor entertaining. A fenced and walled garden incorporating artificial turf, shrubbery borders, a patio and composite decking, complete with a sunken hot tub. Note - the hot tub may be available subject to separate negotiation.



### Tenure

The vendor confirms the property is Freehold.

# Pavilion View, Lindley Huddersfield,

Directions

