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**Farriers Way, Lindley
Huddersfield,**

£425,000

This superbly appointed, four double bedroom, detached family home has a large rear dining kitchen and two separate reception rooms. It is presented to a very high standard with stylish decor. It is conveniently placed for local amenities, schooling and access to the M62. The accommodation comprises an entrance hall, living room, sitting room/office with storage, large open-plan dining kitchen with French doors, utility and downstairs WC. On the first floor, there are four double bedrooms, the master a dressing area and en suite shower room, and a house bathroom. The property has a gas-fired central heating system, uPVC double-glazing and a security system. Externally, there is a block paved driveway at the front of the property and, to the rear, an enclosed rear garden enjoying a westerly aspect, with a full width patio. Viewing is highly recommended.



Floorplan



Total floor area: 119.3 sq.m. (1,284 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



Entrance Hall

A timber door with a double-glazed insert opens to the spacious entrance hall, where there are banks of inset downlights to the ceiling, an alarm system and a radiator. The floor is tiled and access can be gained to the following rooms:



Living Room

A set of timber door with double-glazed inserts opens to the living room, which is positioned at the front of the property. It has a walk-in splayed bay window with uPVC double-glazing. There is feature cladding to the walls, a ceiling light point and a radiator.





Details

Sitting Room/Office

A timber door gives access to the sitting room/office, where there is a uPVC double-glazed window to the side elevation. The room has a useful under stairs store cupboard with hanging hooks, a ceiling light point and a radiator. This room is home to the Logic Ideal central heating boiler.



Dining Kitchen

Positioned at the rear of the property, the kitchen has a continuation of the tiled flooring, along with a range of wall and base cupboards, drawers and granite worktops, which extend to form a breakfast bar area. Integrated appliances comprise an oven and four-ring gas hob with overlying canopy style filter hood, dishwasher, fridge freezer, wine cooker and one-and-a-half bowl stainless steel sink unit with a hot water tap. There is under unit and kick board lighting, inset downlights to the ceiling and a uPVC double-glazed window to the rear elevation. The dining area has a ceiling light point, two radiators and a continuation of the tiled flooring. A set of uPVC French doors give access to the rear garden. An archway leads through to the utility area.



Utility Area

This area has a continuation of the tiled flooring, base cupboards with granite worktops and upstands, banks of inset downlights and a radiator. A uPVC and double-glazed door gives access to the rear garden. A timber door leads to the downstairs WC. We are informed that there is also plumbing for freestanding appliances such as a washing machine.



Downstairs WC

The white suite comprises a wall-mounted hand basin with mixer tap and a low-level WC. It has tiling to the floor and walls, inset downlights, an extractor fan and a radiator.



First Floor Landing

From the entrance hall, the staircase gives access to the first floor landing. A uPVC window allows natural light from the side elevation. There is a useful storage cupboard, which is also home to the water heater tank. The landing has inset downlights, access to loft space and a radiator.





Details

Bedroom One

This double room has plenty of space for furniture, a uPVC double-glazed window overlooking the rear garden, a ceiling light point and a radiator. There is feature panelling to one wall and spotlights to the ceiling. An archway leads to the dressing room area, where there are sliding door wardrobes with hanging rails and shelving. Being the master bedroom, it has the advantage of an en suite bathroom.



En Suite Shower Room

The white suite comprises a corner shower cubicle with a waterfall style shower fitting, a pedestal hand basin with mixer tap and a low-level WC. There is tiling to the floor with contrasting tiles to the walls, an wall-mounted mirror, inset downlights, an extractor fan and a chrome heated towel rail. A uPVC double-glazed window allows natural light from the rear elevation.





Details

Bedroom Two

This double room is also positioned at the rear of the property and has a similar outlook to bedroom one via a uPVC double-glazed window overlooking the rear garden. There is a ceiling light point, ceiling downlighting and a radiator.



Bedroom Three

This double bedroom is positioned at the front of the property and has a pleasant outlook via a uPVC double-glazed window. There is a ceiling light point, a radiator and inset downlights over the dressing area.



Bedroom Four

This double bedroom is positioned at the front of the property and has a pleasant outlook via a uPVC double-glazed window. There is a fitted wardrobe with hanging rails and shelving, a ceiling light point, a radiator.





House Bathroom

The bathroom has a white suite comprising a panelled bath with mixer tap, a corner shower cubicle with a shower fitting, a pedestal hand basin with mixer tap and a low-level WC. There is tiling to the floor with contrasting tiled walls, a large mirror and an inset mirror over the sink. The room has inset downlights to the ceiling, an extractor fan, a uPVC double-glazed window to the front elevation and a chrome ladder style heated towel rail.



External Details

At the front of the property, there is a block paved driveway with parking for several vehicles, an outdoor wall light and outdoor power points. The garage front opens to a useful storage area and the block paved driveway continues around the side of the property to a timber gate, leading to the rear garden. At the rear, there is a walled and fenced garden with a lawn, mature shrubbery borders and a patio area, perfect for outdoor entertaining. There is an outside water point, lighting and the rear garden enjoys a westerly aspect.



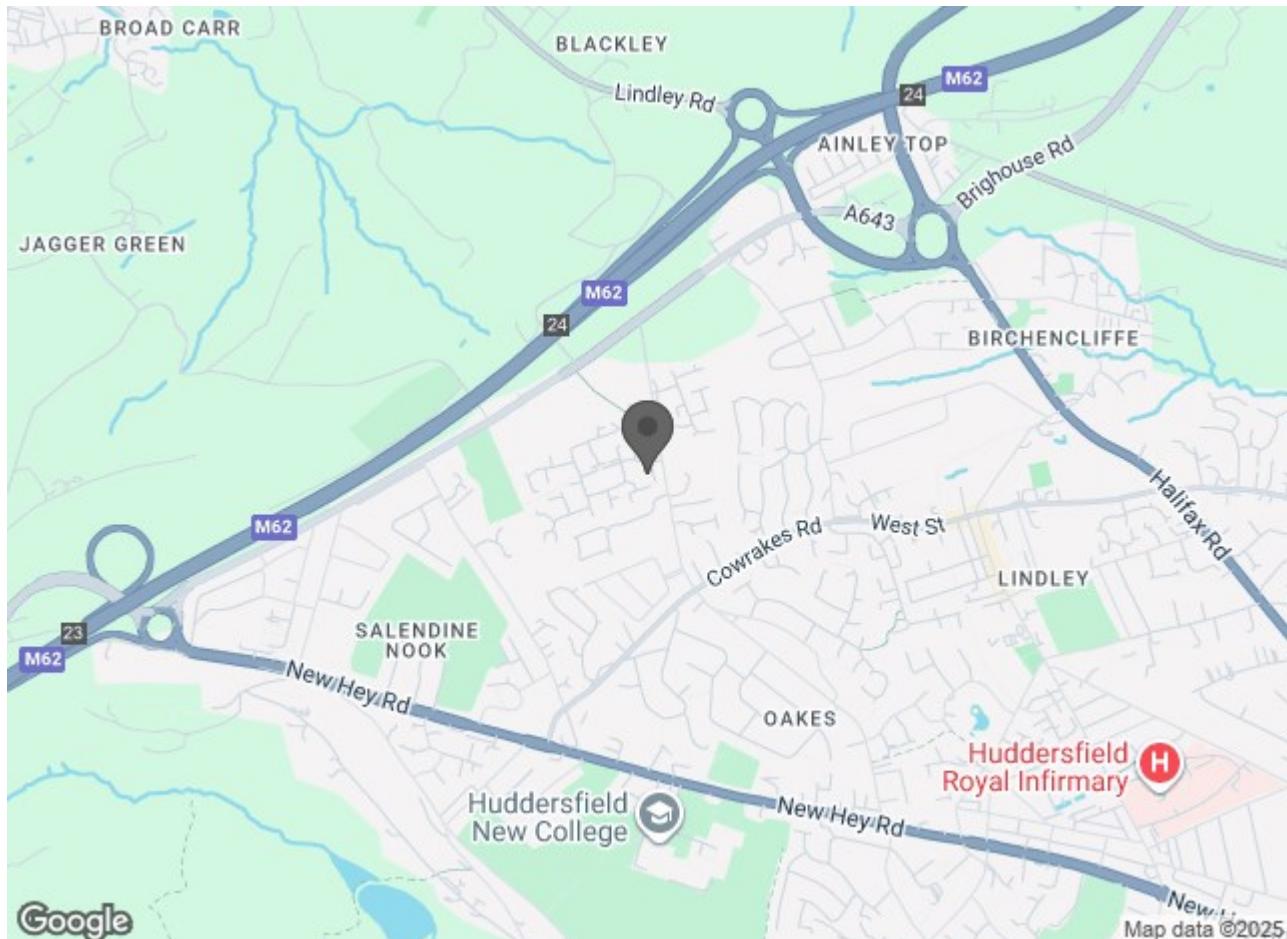
Tenure

We await confirmation from the vendors in relation to the tenure of the property.

Farriers Way, Lindley Huddersfield,



Directions



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ESTATE AGENTS

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