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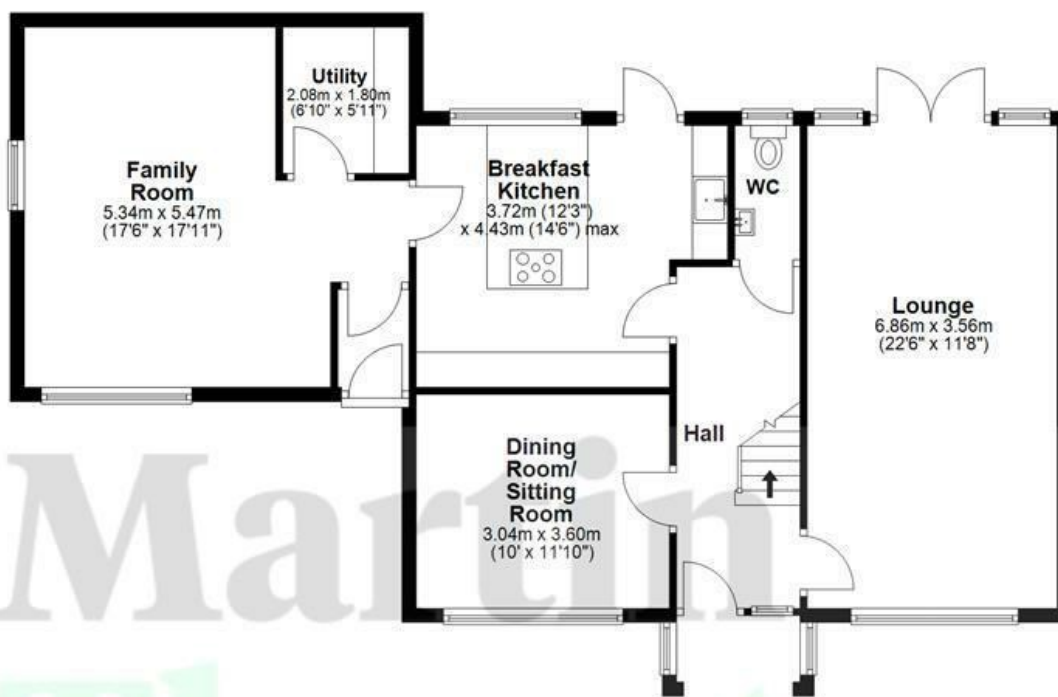
## **Brewery Court, Lindley Huddersfield, Yorkshire**

**Offers over £550,000**

This double fronted, four double bedroom detached family home is positioned at the head of the cul-de-sac. It is located only a short distance from the centre of Lindley, with local amenities and well-regarded schooling nearby. The spacious accommodation has three large reception rooms is presented to a high standard throughout. It would make an ideal commuting base. The accommodation comprises an entrance hallway, downstairs WC, large living room with French doors, dining/sitting room and a large sitting/family room, with the advantage of an entrance lobby. The kitchen has an extensive array of units, granite worktops and integrated appliances. There is also a utility room. On the first floor, there is access to loft storage via a drop-down ladder, four double bedrooms, two with built-in furniture, the master bedroom has an en suite, and a family bathroom. The bathroom and en suite have recently been updated. The property has a gas-fired central heating system, predominantly composite double-glazing and a security system. Externally, there is parking for several vehicles on the driveway. The rear garden has a lawn, a patio seating area and timber sleeper beds, etc.



**Ground Floor**



**First Floor**



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

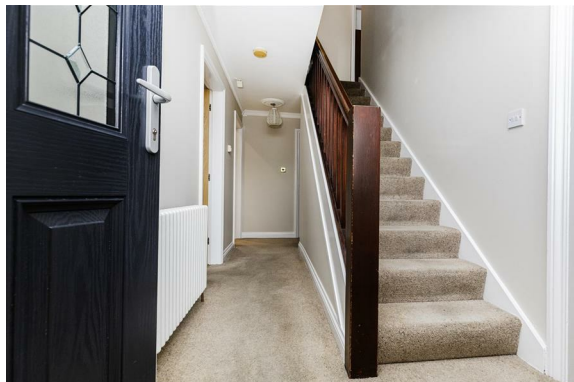
# Brewery Court, Lindley Huddersfield, Yorkshire

## Details



### Entrance Hallway

An open entrance porch gives shelter from the elements and a composite door with opaque glazed panels and a matching side screen gives access into the hallway. The good-sized hallway has a staircase rising to the first floor accommodation, beneath which is a cupboard, perfect for storing coats and shoes, etc. There is ornate cornice coving and, of particular note, oak internal doors that can be found throughout the property. There is also a radiator.



### Downstairs WC

At the end of the hallway is the downstairs WC. It has a two-piece white suite comprising a hand basin with storage beneath and a low-level WC. There is half-height wall tiling, floor tiling, an opaque composite window and a radiator.



# Brewery Court, Lindley Huddersfield, Yorkshire

## Details



### Living Room

This large principal reception room runs from front to back of the property. It is particularly light and bright with composite windows to the front elevation and French doors with screens to either side providing access into the garden. There is plenty of space for furniture, ornate cornice coving and a ceiling rose. The room has a timber fire surround with a marble finish inlay and hearth, home to a coal effect living flame gas fire. There are two radiators.



### Dining Room

This multipurpose room could be utilised as a formal dining room or second sitting room, etc. It is positioned at the front of the property and is light and bright with neutral decoration. Broad composite window overlook the frontage. There is decorative cornice coving and a radiator.



# Brewery Court, Lindley Huddersfield, Yorkshire

## Details



### Dining Kitchen

This room has recently been redesigned and upgraded and certainly has the wow factor. A central island unit has contrasting base units, a five-ring gas hob with a ceiling mounted, illuminated filter hood, and granite worktops, extending to create a breakfast bar. The remaining wall cupboards and base units are in a contrasting colour with matching granite worktops. There is a large rectangular sink with an extending mixer tap. Integrated appliances include Bosch side-by-side ovens, above which is a Bosch combination oven, a large larder style freezer and a larger fridge and a dishwasher. There is a fan heater within the plinths. The room has stylish neutral decor, contrasting tiled splashbacks and ceiling downlighting. A composite window allows natural light from the rear elevation and a composite door leads out into the garden.



### Sitting Room

The large sitting room serves as a multipurpose, everyday room and is light and bright, with neutral decor and a composite window. Our clients use it as a combination dining/sitting room, which is perfect for family gatherings. It has LVT flooring in a herringbone pattern, ceiling downlighting and two radiators. Off this room is the utility.



# Brewery Court, Lindley Huddersfield, Yorkshire

## Details



### Utility

This area has a continuation of the LVT herringbone patterned flooring, wall cupboards and base units. There is plumbing for an automatic washing machine and space for a condensing dryer. Concealed is the boiler for the central heating system. Access can be gained to the loft area.



### Entrance Lobby

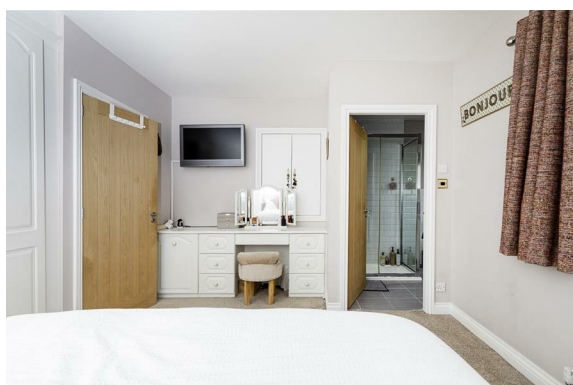
The entrance lobby serves as an everyday entrance/exit with a composite entrance door and LVT flooring. An oak door opens into the sitting/dining room.

### First Floor Landing

From the entrance hallway, a staircase rises to the first floor landing. A drop down ladder gives access to storage within a partly boarded loft area. There are oak internal doors throughout this floor.

### Bedroom One

This large double bedroom is positioned at the front of the property and has built-in furniture comprising a wardrobe, overhead storage cupboard, dressing table with drawers and further cupboards. There is a composite window and a radiator. Being the master bedroom, this room has an en suite shower room.



# Brewery Court, Lindley Huddersfield, Yorkshire

## Details



### En Suite Shower Room

This room has a double shower cubicle with a sliding door, a brick style tiled interior and a wall-mounted shower. There is an oval hand basin with drawers beneath and a low-level WC. The remaining walls have half-height brick style tiling, and the floor is tiled. The panelled ceiling incorporates downlighting. There is an opaque uPVC window, an electric shaving point, a mirror fronted toiletries cabinet and a radiator.



### Bedroom Two

This large double bedroom is positioned at the front of the property and has built-in furniture comprising a wardrobe with a central mirror and overhead storage cupboards. There is space for further furniture, a composite window and a radiator.



# Brewery Court, Lindley Huddersfield, Yorkshire

## Details



### Bedroom Three

This double bedroom is positioned at the rear of the property and has a composite window. There is plenty of space for furniture and a radiator.



### Bedroom Four

The final bedroom is also a double, positioned at the rear, with composite windows. It can accommodate plenty of furniture and has a radiator.



# Brewery Court, Lindley Huddersfield, Yorkshire

## Details



### House Bathroom

The bathroom has been updated in more recent times and has a white three-piece suite. There is a P-shaped bath with a shower screen, a waterfall style shower fitting over and an additional hand-held attachment. There is a hand basin with storage beneath and a low-level WC with a concealed cistern. Around the bath is full height tiling, with half-height tiling to the remaining walls and tiling to the floor. There is an illuminated mirror, a shaver point and an extractor fan. The room has downlighting, a radiator incorporating a towel heater and opaque rear composite windows.



### External Details

In front of the property are low-maintenance garden areas, perfect for tubs, pots and planters. There is external lighting. The driveway has parking space for several vehicles and the former garage was converted into a dining/sitting room. There is a charging point for an electric vehicle, external lighting and water. On the left-hand side of the property, there is a timber fence and a lawn that continues around to the rear, where there is a central paved patio area, ideal for outdoor eating and entertaining. Steps lead down to the French doors within the living room and the door to the breakfast kitchen. There are railway style sleepers forming two large beds, along with a wooden gate with steps up to a raised garden beyond the wall, which could be used for planting flowers, vegetables or fruit bushes, etc.



### Tenure

The vendor informs us that this property is Freehold.

# Brewery Court, Lindley Huddersfield, Yorkshire

Directions

