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Blackthorn Drive, Lindley Huddersfield,

**Offers in the region of
£450,000**

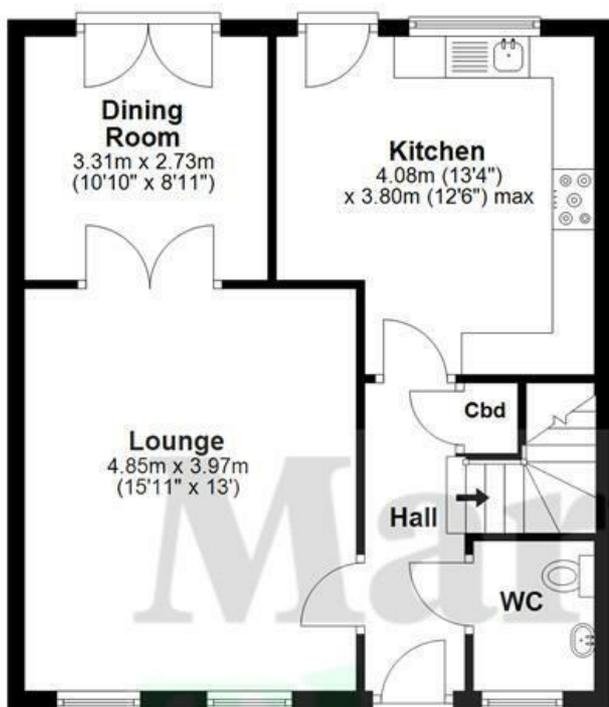
Only by an internal inspection can one appreciate the flexible nature of this five-bedroom, detached family home. The property would be suitable for the expanding family and is conveniently situated within a short distance of Lindley Village with its recommended schooling and amenities. It is also situated a short distance from the M62 motorway network, providing commuter links for Manchester and Leeds centres. The accommodation comprises an entrance hall, living room, cloakroom/WC, kitchen and dining room. On the first floor are four bedrooms, one with an en suite shower room, and a house bathroom. The second floor houses a large double bedroom with an en suite bathroom. The property enjoys gas central heating and is predominantly uPVC double-glazed. Externally, there is an over-sized single garage and a driveway providing off-road parking. At the rear, there is a garden with a decked patio and lawned areas.

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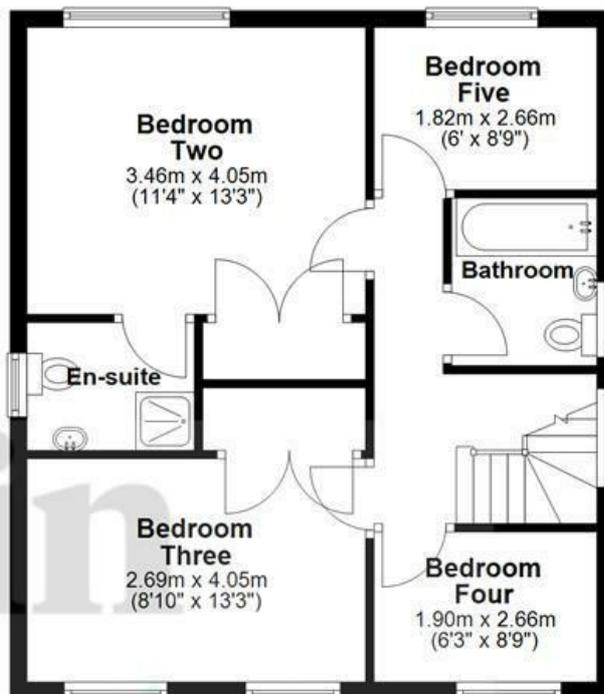
Floorplan



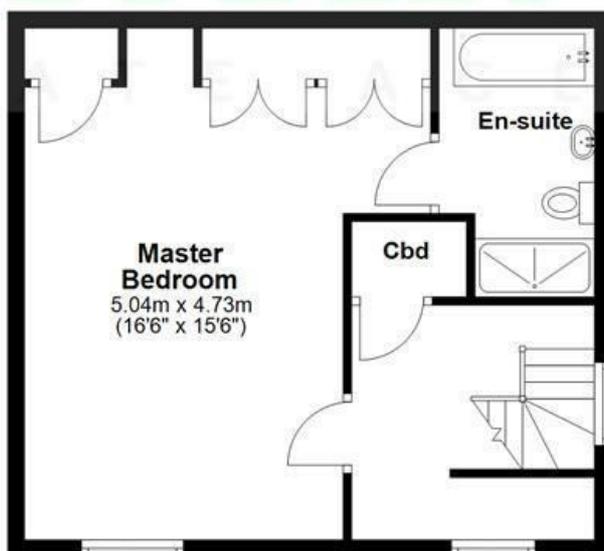
Ground Floor



First Floor



Second Floor



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

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Entrance Hall

A uPVC door with double-glazed inserts opens to the entrance hall, which has laminate style flooring, coving to the ceiling, a ceiling light point and a radiator. There is a useful under stairs storage cupboard, perfect for shoes and coats. A timber door gives access to the downstairs WC.



Downstairs WC

The white suite comprises a pedestal hand basin with twin taps and a low-level WC. There is a uPVC double-glazed window to the front elevation, a ceiling light point and a radiator.



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Living Room

A timber door gives access to the living room, which is located at the front of the property. It has two uPVC double-glazed windows overlooking the garden, two ceiling light points and a radiator. The focal point of the room is a gas fire set to marble hearth and a timber surround. A set of timber and bevelled glazed doors open to the dining area.



Dining Area

The dining area has uPVC double-glazed patio doors leading out to the rear garden, coving to ceiling, a ceiling light point and a radiator. There is plenty of room for furniture.



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Kitchen

The kitchen is located at the rear of the property and can be accessed from the dining room or entrance hall. It has a range of wall and base cupboards, drawers, roll-edge worktops and a one-and-a-half bowl stainless steel sink. Integrated appliances include a range style cooker with overlying canopy style filter hood, dishwasher and fridge freezer. There is tiling to floor, ceiling downlights, a radiator and a uPVC window overlooking the rear elevation. A uPVC double-glazed door gives access to the rear garden.



First Floor Landing

From the entrance hall, a staircase rises to the first floor landing, where a uPVC double-glazed window allows natural light. There is a ceiling light point and a radiator.

Bedroom One

Located at the rear of the property, this double bedroom has a lovely outlook via a uPVC double-glazed window. It has useful fitted wardrobes with various hanging rails and shelving, a ceiling light point and a radiator. Being the master bedroom, it has the advantage of an en suite.



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En Suite Shower Room

This room has a white suite comprising a corner shower cubicle, home to a mains fed shower, a pedestal hand basin with twin taps and a low-level WC. There is appropriate tiling to the walls, a uPVC double-glazed window, an electric shaver point, an extractor fan and a radiator.



Bedroom Two

This double bedroom is located at the front of the property and has useful fitted wardrobes with various hanging rails and shelving. There are two uPVC double-glazed windows and a ceiling light point.



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Bedroom Three/Study

This room is currently utilised as a work from home study and has a uPVC double-glazed window, a ceiling light point and a radiator.



House Bathroom

This room has a white suite comprising a panelled bath with twin taps, a pedestal hand basin with mixer tap and a low-level WC. There is a uPVC double-glazed window, ceiling downlighting, an extractor fan and a radiator.



Bedroom Four

This room could also be used as a work from home study or an additional bedroom. It has a uPVC double-glazed window to the rear elevation, a ceiling light point and a radiator.



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Second Floor

From the first floor landing, a staircase gives access to the second floor, where there is a lovely galleried landing. A uPVC double-glazed window provides natural light. There is a ceiling light point and a useful storage cupboard, housing the hot water tank.

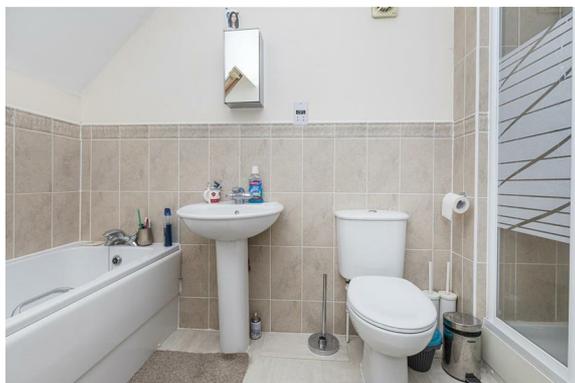
Bedroom One

This large double bedroom is located to the top floor of the property and has a dual aspect via a uPVC double-glazed window and a Velux window to the rear elevation. There are useful fitted wardrobes with hanging rails and shelving, a radiator, two ceiling light points and access to loft space. This room has access to an en suite bathroom.



En Suite Bathroom

The bathroom has a white suite comprising a panelled bath with twin taps, a shower cubicle with a glass splash screen, home to a mains fed shower, a pedestal hand basin with twin taps and a low-level WC. There is vinyl style flooring, appropriate tiling to the walls, an extractor fan, an electric shaver point, a wall-mounted vanity unit and a radiator. A Velux window provides natural light.



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External details

At the front of the property, there is a flagged pathway leading up to the front door. A tarmac driveway runs along the side of the property, providing off-road parking and access to a detached single garage with an up-and-over door, power and light. A separate timber door gives access to the rear garden, which has a raised decked area, perfect for outdoor entertaining. Steps lead down to a seating area and a flagged patio with mature shrubbery borders. There are outside power points, wall lights and a water point. Access can be gained to the rear at the other side of the property, via a timber gate with a flagged pathway.



Tenure

The vendor informs us the property is Freehold.

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Directions

