Peter David Properties Ltd

Residential Sales and Lettings

87 Blackthorn Drive

Lindley, Huddersfield, HD3 3RR

£250,000

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Ground floor -

Entrance Hallway
Enter the property via a composite door into the hallway with laminate flooring. Benefiting from understairs storage. Access to kitchen and groundfloor WC. Stairs rise to first floor accommodation.

Ground floor WC
A useful partially tiled ground floor WC with laminate flooring. Comprising of WC and wash basin.

Kitchen/Diner
To the rear of the property is this spacious kitchen/diner with tiled flooring, light wood matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: a Hotpoint range electric oven with a seven ring gas hob, an extractor, a fridge/freezer, a dishwasher, a washing machine and a 1.5 stainless steel sink and drainer under a PVCu window overlooking the rear garden. Benefiting from a breakfast bar with seating for two people. A composite door leads out to the rear garden.

First Floor-

Landing
Carpeted stairs rise to the first floor landing with PVCu window to front elevation. Access to living room and third bedroom. Stairs rise to second floor.

Living Room
A spacious living room with a neutral carpet. An electric fire on a marble hearth with wood surround takes pride of place. Twin PVCu windows provide plenty of natural light.

Bedroom Three
To the front of the property is a doube bedroom with a neutral carpet. PVCu window to front elevation.

Second Floor -

Landing
Carpeted stairs rise to the second floor landing. Access to both bedrooms and house bathroom. Benefiting from a part boarded loft with ladder.

Bedroom One
A large double bedroom with fitted wardrobes. PVCu window to rear aspect.

En-Suite
A partially tiled en-suite with vinyl flooring. Comprising of: WC, a wash basin and a corner shower unit with glass door. Benefiting from a chrome towel rail and PVCu privacy window to rear elevation.

Bedroom Two
A further double bedroom with neutral carpet and fitted wardrobes. Benefiting from a storage cupboard and twin PVCu windows to front aspect.

House Bathroom
A partially tiled house bathroom comprising of: a WC, a wash basin and a bath with overhead shower and glass screen. Benefiting from a cermac towel rail and wall mirror.

Exterior
To the rear of the property is a private and enclosed garden with a lawn, borders and a paved patio area. To the front is a tarmac driveway (off-road parking for one car) leading to an integral garage. Paved pathway to front door.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

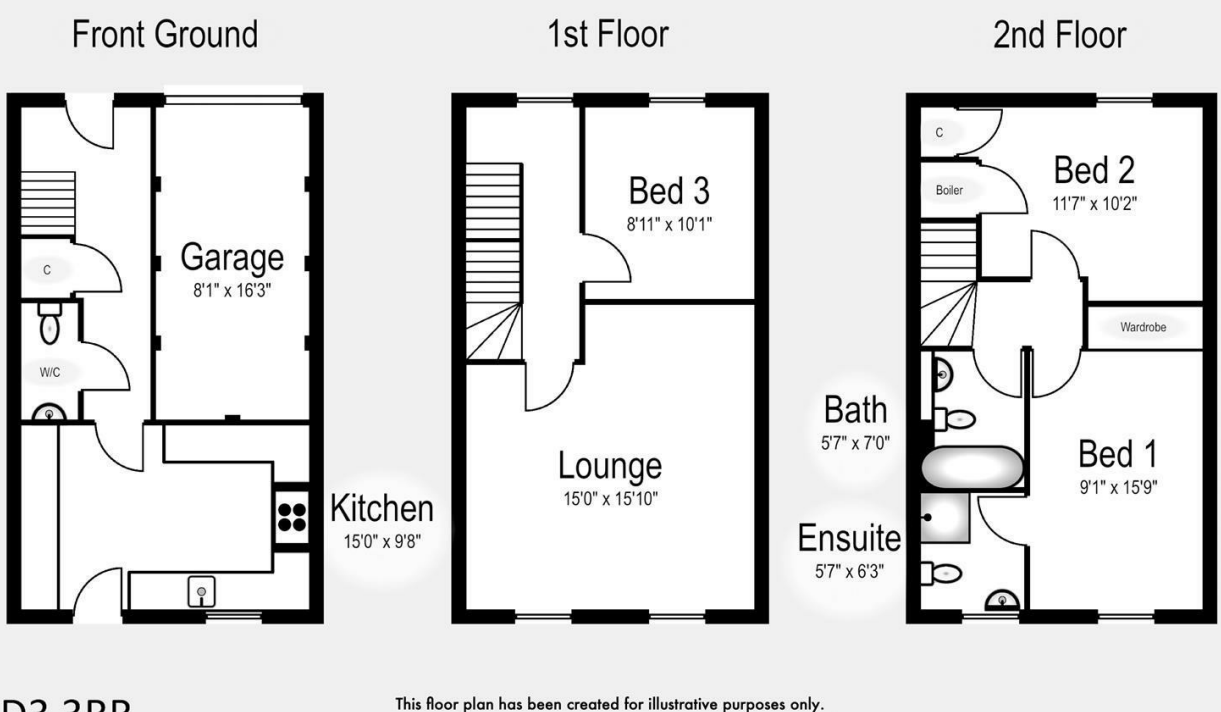
Road Map

Hybrid Map

Terrain Map

Floor Plan

Peter David Properties



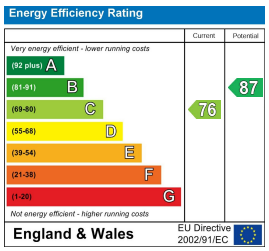
HD3 3RR
Internal - 1159ft2

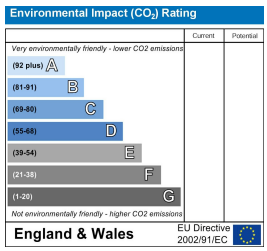
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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