Peter David Properties Ltd

Residential Sales and Lettings

144 Blackthorn Drive

Lindley, Huddersfield, HD3 3SB

Offers in the region of £265,000

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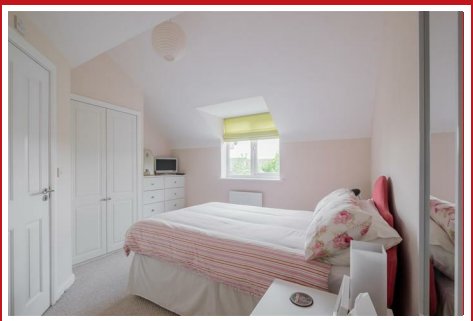


Ground Floor -

Entrance Hallway
Access the property via a composite door into this welcoming entrance hallway with ceramic tiles to the floor. There is access to the kitchen/diner/family room, ground floor WC and there are stairs rising to the first floor accommodation.

Kitchen/Diner/Family Room
This spacious kitchen/diner/family room briefly comprises wood effect matching wall and base units, laminate work surfaces, a stainless steel sink and drainer, ceramic tiles to a section of the floor and carpet in the living/dining area. Integrated appliances comprise of an electric oven and grill, a four-ring gas hob with a glass splash-back, a fridge freezer, a dishwasher and a washing machine. This space also boasts ample space for a dining table or living area, a large pantry cupboard and double PVCu patio doors leading out to the rear garden.

Ground Floor WC
A useful ground floor WC with ceramic tiled flooring comprising of a WC and a wash basin with a tiled splash-back. PVCu privacy window to the front aspect.

First Floor -

Landing
The first floor landing provides access to the living room, bedroom three and the house bathroom. A cream carpet flows throughout and stairs rise to the second floor accommodation.

Living Room
A well-appointed and spacious living room with two twin PVCu windows to the rear elevation.

Bedroom Three
The third double bedroom is situated to the front of the property with a PVCu window to the front elevation. Also benefiting from a fitted wardrobe.

House Bathroom
A partially tiled house bathroom with ceramic tiled flooring comprising of a bath, a handheld shower, a WC and a wash basin. Benefitting from a extractor fan and a white radiator.

Second Floor -

Landing
The second floor landing provides access to bedrooms one and two with a cream carpet flowing throughout. There is also a airing cupboard housing the mega flow tank and a loft hatch providing access to the loft.

Bedroom One
A generously sized double bedroom benefiting from two fitted wardrobes and a PVCu window to the rear elevation. Access to the en-suite.

En-Suite
A partially tiled en-suite with ceramic tiled flooring comprising of a WC, a wash basin and a corner shower cubicle with a glass screen.

Bedroom Two
A further double bedroom benefiting from fitted wardrobes and a corner dressing unit. PVCu window to the front elevation.

Exterior
Externally the property benefits from a private and enclosed garden to the rear with a patio area and a well-manicured lawn. Additionally, there is a

surrounding timber fence with herbaceous boarders and mature trees and shrubs. There is also an outside tap and a gate to the end of the garden providing access to Blackthorn Drive. To the front there is a tarmacked driveway (providing off road parking for one car) leading to a single garage. The garage benefits from an up and over door, electrics and lighting.

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

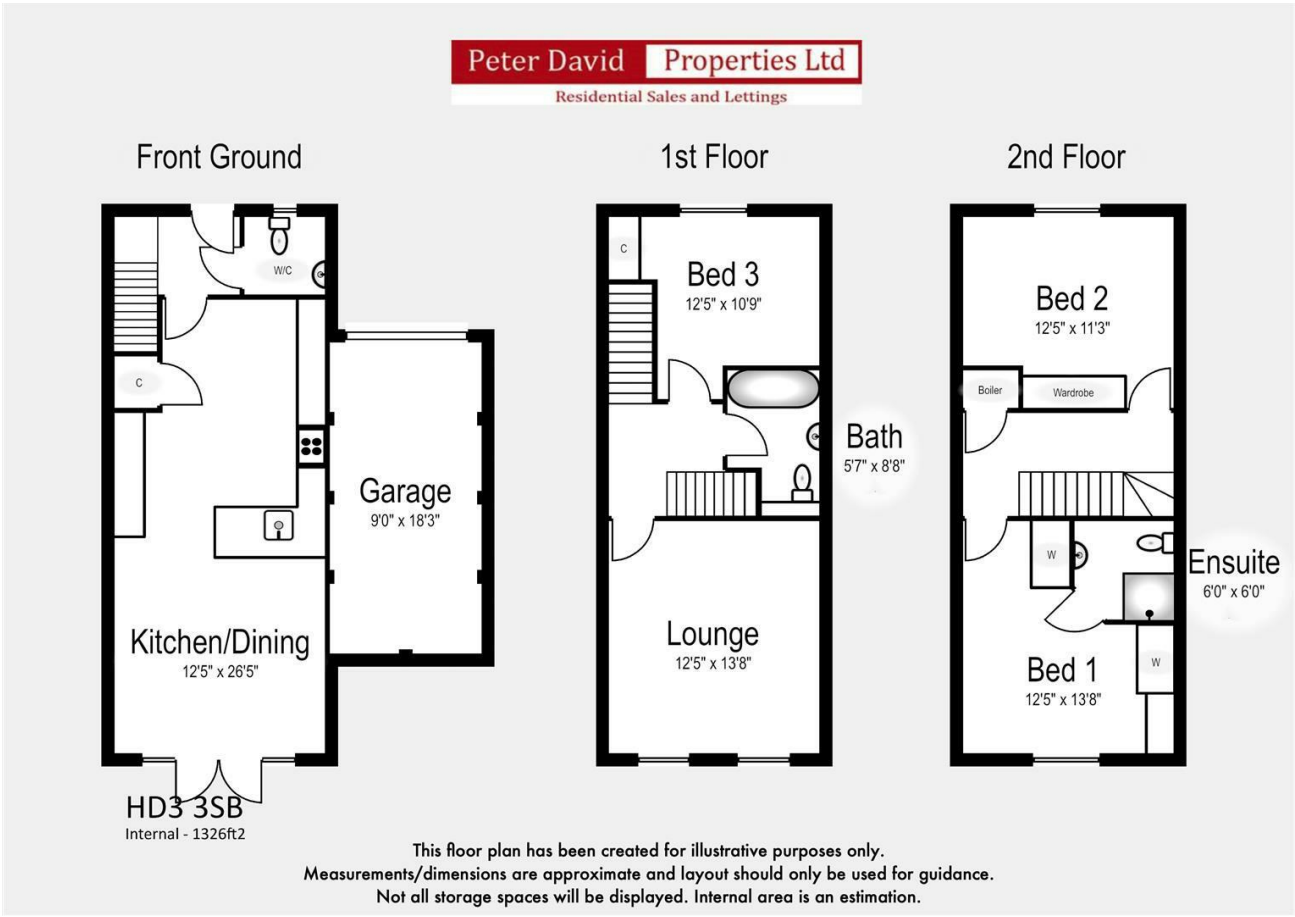
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

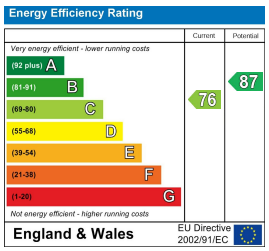
Floor Plan

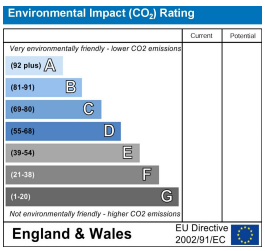


Viewing

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

Energy Efficiency Graph





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