Peter David Properties Ltd

Residential Sales and Lettings

103 Blackthorn Drive

Lindley, Huddersfield, HD3 3RR

Price guide £219,950

3 2 2 C

103 Blackthorn Drive

Lindley, Huddersfield, HD3 3RR

Price guide £219,950

Ground Floor -

Entrance Hallway
Accessed via a composite door into the entrance hallway with a PVCu window to front aspect. Wood effect tiled flooring and stairs rising to first floor accommodation. There is access to the kitchen/diner and downstairs WC.

WC
A spacious, partially tiled downstairs WC comprising; a WC and hand basin. Featuring wood effect tiled flooring and a large wall cabinet providing useful storage space. There is a PVCu privacy window to front aspect.

Kitchen/Diner
This superb family room provides a modern and extremely spacious kitchen/diner with light wood effect matching wall and base units, ceramic tiled flooring, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of: a dishwasher, a fridge freezer, a Range electric oven with a six ring gas hob and an extractor. A freestanding washing machine is also included. There is a large under stairs storage cupboard, stainless steel sink and drainer and ample space for a large dining table. Set at the rear of the kitchen is an additional carpeted living area with an attractive electric fire set in a wooden surround and PVCu french doors leading out into the garden.

First Floor -

Landing
A neutral carpet flows throughout the first and second floor landings. Stairs rising to first floor accommodation. Providing access to the living room and master bedroom with en-suite.

Living Room
This spacious living room boasts two PVCu double glazed windows providing plenty of natural light. There is wooden laminate to the floor.

Master Bedroom
This master bedroom has two PVCu double glazed windows looking out to the front aspect and a double fitted wardrobe.

En-Suite
A well-proportioned, partially tiled en-suite comprising a WC, hand basin and corner shower cubicle. The room also features a white towel rail and wood effect tiled flooring.

Second floor -

Landing
A spacious second floor landing with an airing cupboard and loft access. Access to a further two double bedrooms and house bathroom.

Bedroom Two
A second double bedroom with built in wardrobes and two PVCu windows to front elevation.

Bedroom Three
A further third double bedroom with PVCu window to rear elevation.

House Bathroom
A partially tiled house bathroom with WC, hand basin, curved bath with overhead shower and glass door. There is wood effect tiles to floor and a chrome towel rail.

Exterior

Externally the property benefits from a low maintenance private and enclosed garden to the rear with a spacious patio area. There is a single garage and parking for one car.

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

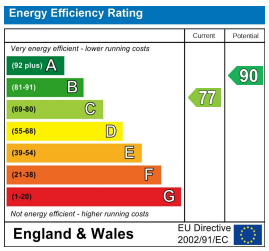
Terrain Map

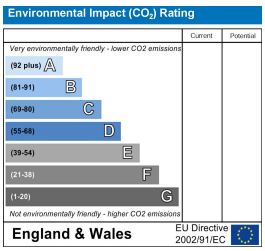
Floor Plan

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





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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk