Peter David Properties Ltd

Residential Sales and Lettings

# 21 Blackthorn Drive

Lindley, Huddersfield, HD3 3RR

**Offers in the region of £390,000**

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**Ground floor -**

**Entrance hall**
Accessed via a PVCu door, with a PVCu window to the front aspect, this entrance hallway benefits from laminate flooring which extends through to the ground floor WC and living room. There is a carpeted staircase rising to the first floor accommodation. Also benefiting from a large storage cupboard and providing access to the living room, the kitchen diner and the ground floor WC.

**WC**
A useful downstairs WC with wash basin and tiled splash back and laminate flooring.

**Living room**
A modern living room with PVCu window to front aspect and glass panelled double doors leading through to the dining room. The room also benefits from a gas fire with wooden surround and marble effect hearth.

**Kitchen/diner**
A spacious kitchen/diner offering a range of matching wall and base units, laminate worktops, tiled splash backs and cream tiled flooring. Integrated appliances comprise of a dishwasher, a fridge/freezer, a washing machine, a range cooker with hob and an extractor hood. The kitchen also benefits from a stainless steel sink and drainer, a useful under stairs storage cupboard and there is also ample space for a dining table. There is a PVCu window to the rear aspect and a PVCu stable type door providing access to the rear garden.

**Dining room**
A second reception room which is currently being utilised as a dining room but could serve a number of purposes (snug, playroom, office). The room features glass panelled doors through to the living room and PVCu double doors leading to the conservatory. The room also benefits from laminate flooring.

**Conservatory**
A large conservatory with laminate flooring overlooking the garden with PVCu double doors leading out onto the patio area. The conservatory benefits from underfloor heating so can be enjoyed all year around. There is also a PVCu door providing access to the fourth reception room (previously the garage).

**Office/Reception room four**
This large dual aspect reception room which extends the full length of the house could serve a variety of purposes. Originally a tandem double garage which has been converted to provide additional living space. Featuring laminate flooring throughout and PVCu windows to both front and rear aspect.

**First floor -**

**Landing**
Providing access to the master bedroom, bedroom one, bedroom two and the house bathroom. There is also a storage cupboard housing the hot water cylinder.

**Master bedroom**
A dual aspect master bedroom offering plenty of natural light with a PVCu window to both the front and rear elevation. This bedroom also benefits from built in wardrobes and an en-suite bathroom.

**En-suite shower room**
A partially tiled en-suite with three piece suite comprising of a WC, hand basin and shower cubicle. There is also a PVCu privacy window to the front aspect.

**Bedroom two**
A second double bedroom with PVCu window to rear aspect and a built in wardrobe. Also benefiting from an en-suite shower room.

**En-suite shower room**
A partially tiled en-suite with three piece suite comprising of a WC, hand basin and shower cubicle. PVCu privacy window to side aspect.

**Bedroom three**
A third double bedroom with a PVCu window to rear and a built-in storage cupboard.

**House bathroom**
A partially tiled house bathroom with four piece suite

comprising of a WC, hand basin, bath and shower cubicle. PVCu privacy window to front aspect.

## Second floor -

### Landing
Providing access to the second floor bedrooms and featuring a velux skylight window.

### Bedroom four
A large fourth double bedroom with built-in wardrobe. PVCu window to front aspect.

### En-suite shower room
A partially tiled en-suite with three piece suite comprising of a WC, hand basin and shower cubicle. Velux skylight window to the rear.

### Bedroom five
A fifth generous dual aspect double bedroom with PVCu window to front aspect and velux window to rear.

### Exterior
Externally the property benefits from a driveway providing parking for one car. There are two gravelled areas to the front with a path leading to the front door. To the rear is a private and enclosed garden with a pleasant patio area and two sheds with steps leading to a lawn surrounded by mature shrubs. To the bottom of the garden is a large shed ideal for storage.

### 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.
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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.
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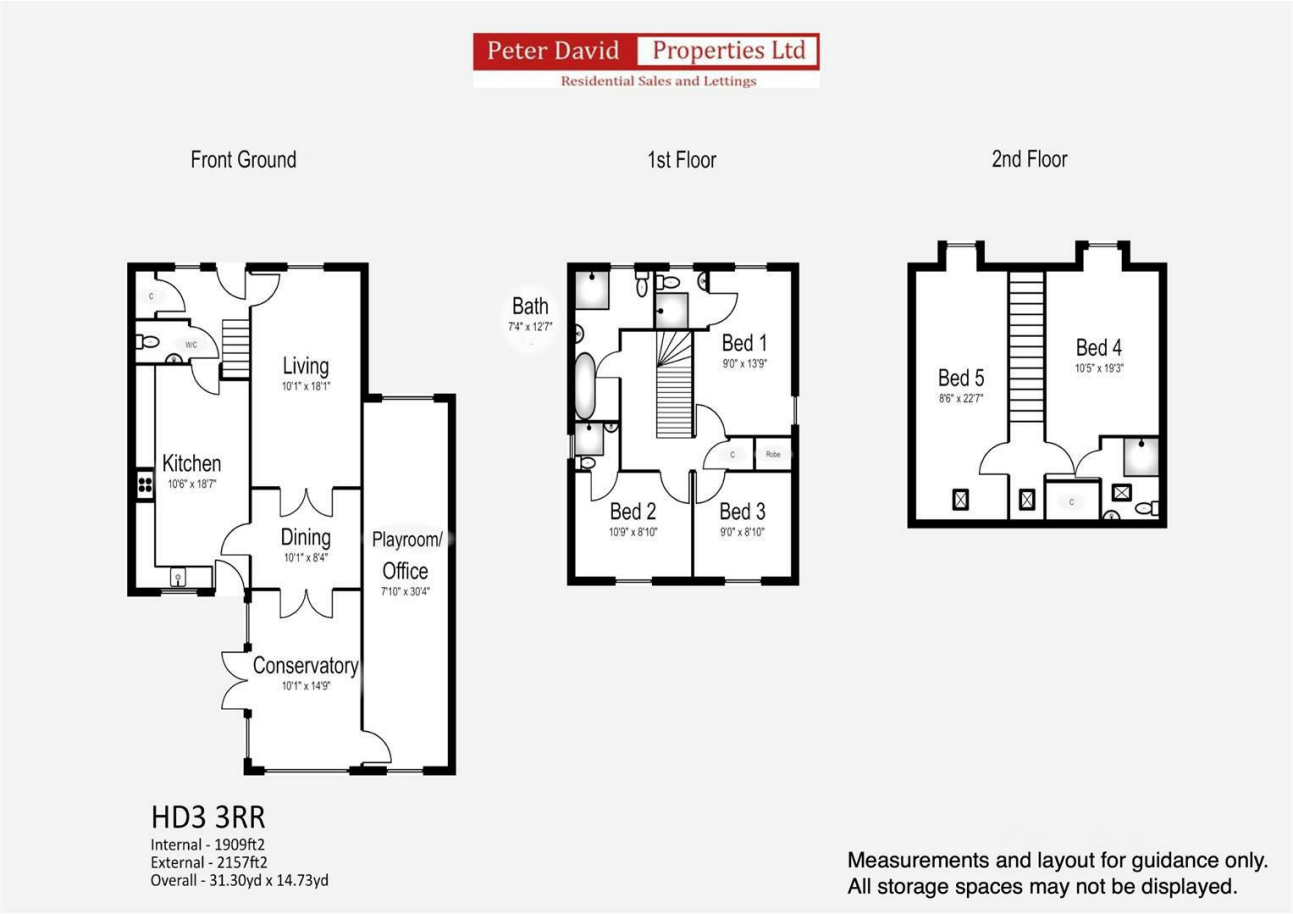
## Road Map

## Hybrid Map

## Terrain Map

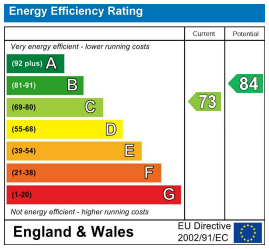
## Floor Plan

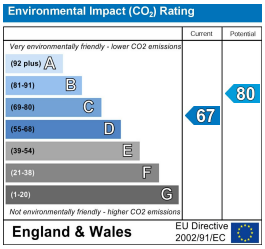



## Viewing

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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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