

Peter David

Properties Ltd

Residential Sales and Lettings



103 Blackthorn Drive

Lindley, Huddersfield, HD3 3RR

Price guide £219,950



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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

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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.

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