Peter David Properties Ltd

Residential Sales and Lettings

51 Blackthorn Drive

Lindley, Huddersfield, HD3 3RR

Offers in the region of £250,000

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Ground floor -

Entrance Hallway
Access the property via a composite door into this welcoming entrance hallway with carpeted flooring and a large storage cupboard housing the water tank. There is access to the kitchen/diner, downstairs WC, bedroom four/study and there are stairs rising to the first floor. Additional there is a useful under stairs storage area.

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

WC
A spacious, partially tiled downstairs WC comprising; a WC and hand basin.

Bedroom Four/Study
A ground floor double bedroom with a PVCu window to the front aspect. A neutral carpet flows throughout.

First floor -

Landing
A light and airy landing space providing access to the living room and bedroom three. There is also a PVCu window to the front aspect and stairs rising to the second floor. A neutral carpet flows throughout the first and second floor landings.

Living Room
This well proportioned living room is situated to the rear of the property and has two PVCu windows which provide plenty of natural light. A wooden fireplace with a marble hearth and an inset gas fire provides an attractive focal point. A deep pile grey carpet flows throughout.

Bedroom Three
A third double bedroom currently used as a playroom with a PVCu window to the front aspect, a neutral carpet and also benefiting from built-in wardrobes.

Second floor -

Landing
A carpeted landing providing access to the master bedroom, bedroom two and house bathroom. A loft hatch opens up to a fully boarded loft space.

Bedroom Two
A top floor double bedroom with two PVCu windows to the front allowing plenty of natural light. The room also benefits from a built in wardrobe and a large storage cupboard. A deep pile grey carpet flows throughout.

Master Bedroom
A generous master bedroom with a PVCu window to the rear elevation offering views across the valley. This bedroom also benefits from fitted wardrobes and an en-suite shower room. A deep pile grey carpet flows throughout.

En-suite
A fully tiled en-suite comprising a WC, a wash basin set over a vanity unit and a corner shower cubicle. There is vinyl flooring, a white towel rail and a PVCu privacy window to the rear.

House Bathroom
A partially tiled house bathroom with a WC, hand basin and

bath with overhead shower. The room also benefits from a white ceramic towel rail, a mirrored wall cabinet and vinyl flooring.

Exterior

Externally the property benefits from a low maintenance private and enclosed garden to the rear with a decked area and an artificial lawn. There is also an outside tap. To the front there is a pleasant lawn area and to the side is a single garage and a driveway with 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

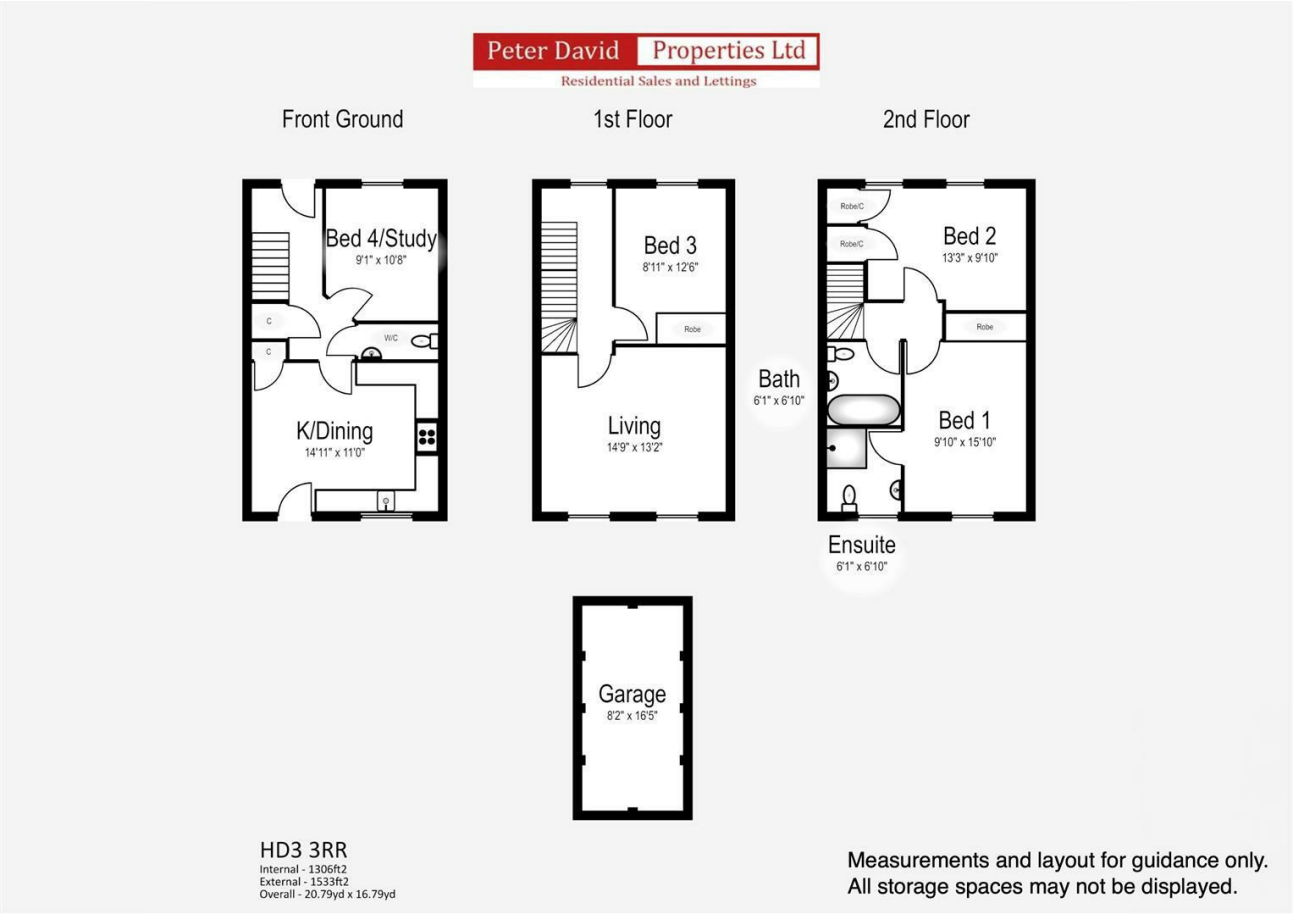
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

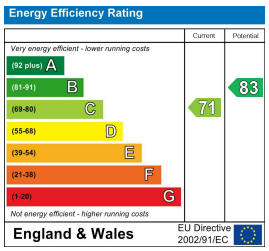
Floor Plan

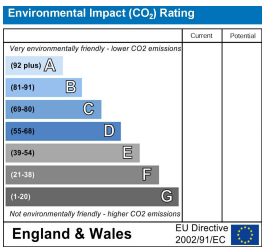


Viewing

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

Energy Efficiency Graph





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