Peter David Properties Ltd

Residential Sales and Lettings

88 Blackthorn Drive

Lindley, Huddersfield, HD3 3SB

Offers in the region of £425,000

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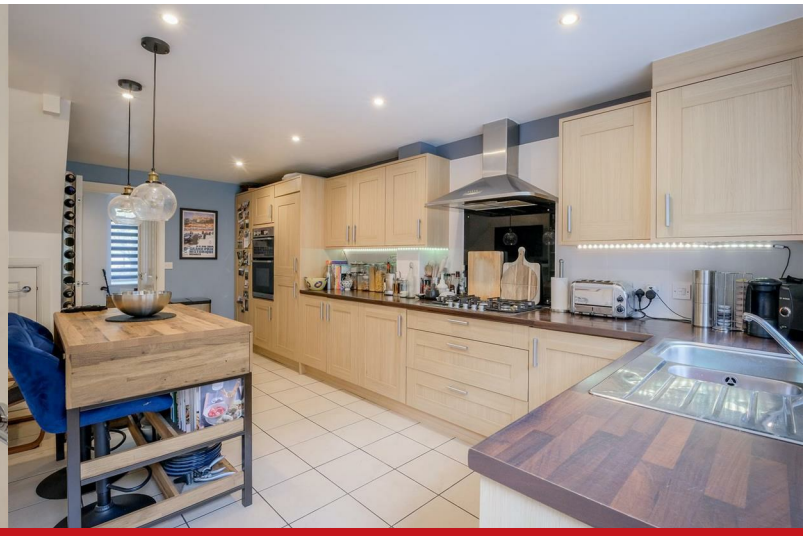

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Ground Floor -

Entrance Hallway
Access the property via a composite front door into this welcoming entrance hallway with tiled flooring and a large storage cupboard providing useful cloakroom storage. There is access to the kitchen, dining room, living room, ground floor WC and stairs rise to the first floor accommodation.

Ground Floor W/C
A spacious, partially tiled ground floor WC comprising; a WC and hand basin with tiled splash-back.

Living Room
This stylish and modern living room provides an ideal space to relax and unwind. This well proportioned space is situated to the front of the property and benefits from a brand new grey carpet and a PVCu window to the front aspect. Double wood and glass paneled doors lead into the dining room.

Kitchen/Diner
This spacious, open aspect kitchen/diner provides wood effect matching wall and base units, tiled splash-backs, laminate work surfaces and cream tiled flooring. Integral appliances include, a dual electric oven, a six ring gas hob, an extractor fan, a washing machine, a dishwasher and a fridge/freezer. The kitchen also benefits from an inset stainless steel sink and drainer and provides ample space for a dining table. There is one PVCu window to the rear aspect and a composite door leading out to the rear garden. Access to the dining room.

Dining Room
A further reception room which can be accessed from both the kitchen and living room. This useful space is currently used as a formal dining room but could also serve a variety of purposes. Benefiting from PVCu patio doors leading out to the south facing rear garden.

First Floor -

Landing
Providing access to the master suite, bedroom three, bedroom five and the house bathroom. Stairs rise to the second floor accommodation.

Master Bedroom
A well appointed and modern master-suite benefiting from double fitted wardrobes, and an en-suite. There is a PVCu window to the side aspect and one to the front allowing an abundance of natural light to flow in.

En-Suite
A partially tiled en-suite shower room with a WC, a hand basin and a walk-in shower cubicle. There is a PVCu privacy window to the front aspect and tiled flooring.

Bedroom Three
A third double bedroom benefiting from fitted wardrobes, an en-suite bathroom and a PVCu window overlooking the rear garden.

En-Suite
A partially tiled en-suite shower room benefiting from a 3 piece suite; a WC, a hand basin and a walk-in shower cubicle. There is a PVCu privacy window to the side aspect and tiled flooring.

Bedroom Five
A fifth double bedroom benefiting from fitted wardrobes and a PVCu window to the rear elevation.

House Bathroom
A stylish, fully tiled house bathroom with a WC, a wash basin, a large bath and a separate shower cubicle. PVCu privacy window to the front elevation.

Second Floor -

Landing
Featuring a Velux skylight window and provides access to bedroom two and bedroom four.

Bedroom Two
A duel aspect double bedroom with a PVCu window to front elevation and Velux skylight window to the rear elevation. This bedroom also benefits from fitted wardrobes and an en-suite.

En-Suite
A partially tiled en-suite shower room benefiting from a WC, a hand basin and a walk-in shower cubicle. There is a PVCu privacy window to the rear elevation and tiled flooring.

Bedroom Four
A spacious dual aspect double bedroom with a PVCu window to front and Velux skylight window to the rear.

Exterior
Externally the property benefits from a driveway providing access to the single link detached garage which provides off road parking for two cars. There are two lawns with mature shrubs at either side of the entrance. Access the rear of the property through a gate at the side which leads to a south-facing private and enclosed garden. The rear garden features a stone patio, a Koi fish pond and a large lawn perfect for entertaining guests or a space to relax and unwind! Access to the garage through an external door to the rear.

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.

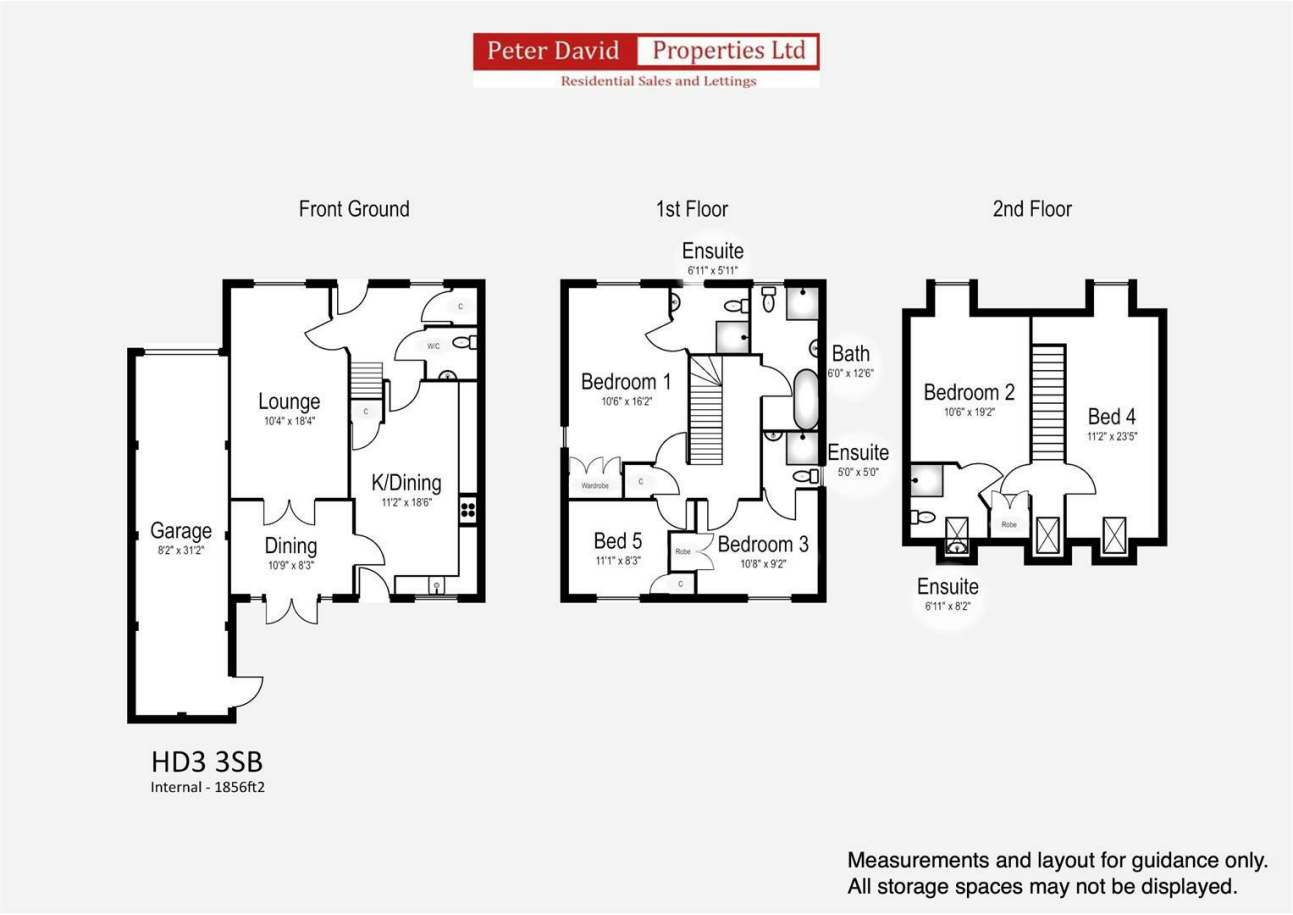
Disclaimer
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair,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

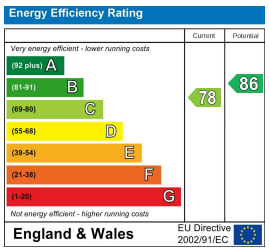
Floor Plan

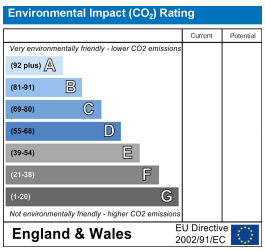


Viewing

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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