Peter David Properties Ltd

Residential Sales and Lettings

# 15 Blackthorn Drive

Lindley, Huddersfield, HD3 3RR

**Price guide £399,950**

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### Ground Floor -

### Entrance Hallway
Accessed via a composite door, this entrance hallway has a staircase rising to the first floor accommodation. The hallway benefits from wood effect vinyl flooring which extends through to the second reception room, ground floor WC and orangery. Also benefiting from a large under stairs storage cupboard. Providing access to the living room, the kitchen diner, the ground floor WC and the second reception room/dining room.

### WC
A useful ground floor WC with hand basin.

### Living Room
This stylish and modern living room provides an ideal space to relax and unwind. Allowing plenty of natural light through double fronted PVCu windows to the front aspect and glass doors to the rear leading into the Orangery. The focal point of the room is the gas effect log burning fire with lime stone surround.

### Reception Room Two
This generous sized second reception room which is currently utilised as a dining room could serve a variety of purposes, (snug, playroom, office) Featuring double fronted PVCu windows to the front aspect.

### Kitchen/Diner
This spacious, open aspect kitchen/diner provides a range of matching wall and base units, tiled splash-backs, laminate work surfaces and ceramic tiled flooring. Integral appliances include, a Cannon range cooker with a six ring gas hob, an extractor fan, a Hotpoint washing machine, a dishwasher and a fridge/freezer. The kitchen also benefits from an inset stainless steel sink and drainer, ample space for a dining table and provides an open aspect living space through to the large Orangery. There are two PVCu windows to the rear aspect.

### Orangery
Recently added to the property this Orangery has created additional living space ideal for family life, benefiting from floor to ceiling bi-fold PVCu doors to the rear aspect creating an ideal space to entertain guests.

### Utility
An integral door leads off the Orangery in to the tandem garage. At the rear of the garage a useful utility space has been created with shelving units, electrics and lighting. There is also a loft space providing additional storage. A door leads into the front part of the garage.

### First Floor-

### Landing
Providing access to the master bedroom, bedroom four and five and the house bathroom. PVCu window to front elevation.

### Master Bedroom
This master bedroom benefits from two double built-in wardrobes and double fronted PVCu windows to the front elevation.

### En-suite Shower room
A partially tiled en-suite with three piece suite comprising of: shower cubicle, WC and hand basin. PVCu window to rear elevation.

### House Bathroom
A partially tiled house bathroom with three piece suite comprising of: bath, WC and hand basin. Also benefiting from a wall mirrored cabinet. PVCu window to rear elevation.

### Bedroom Four
Situated to the rear of the property this fourth double bedroom also benefits from two double fitted wardrobes. Views across the Grimescar valley can truly be appreciated from this room.

### En-Suite Shower room
A partially tiled en-suite with three piece suite comprising of: shower cubicle, WC and hand basin. PVCu window to rear elevation.

### Bedroom Five
A fifth double bedroom with fitted double wardrobes and featuring double fronted PVCu windows to front elevation.

### Second Floor -

### Landing
Featuring a Velux skylight window and large storage cupboard housing the hot water cylinder.

## Bedroom Two
A duel aspect double bedroom with PVCu window to front and Velux skylight window to the rear.

## Bedroom Three
A third double bedroom benefiting from built in wardrobe and PVCu window to front elevation.

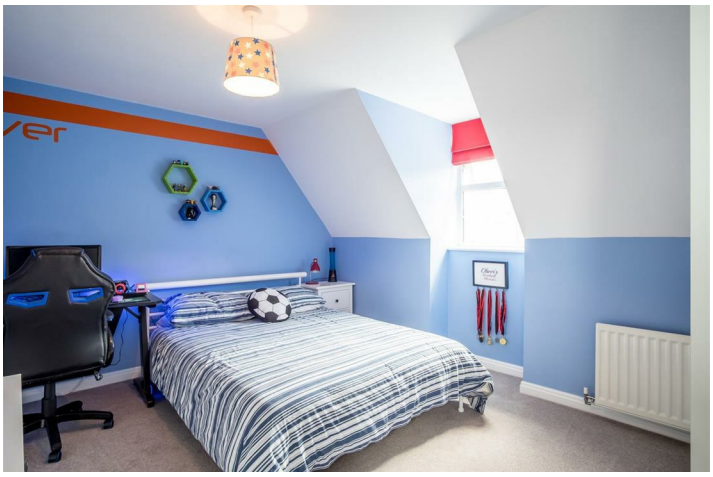
## En-suite Shower room
A partially tiled en-suite with three piece suite comprising of: shower cubicle, WC and hand basin. Velux skylight window to the rear.

## Garage
A tandem garage with up and over electric door. There is an integral door which leads from the Orangery.

## Exterior
Externally the property benefits from a driveway providing access to the integral garage. 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 private and enclosed garden. The rear garden features both an Indian stone patio, an Astro turf lawn and a large decked area perfect for entertaining guests or a space to relax and unwind! There are shrubs and plants, as well as an outside tap and lighting. Access to the utility/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

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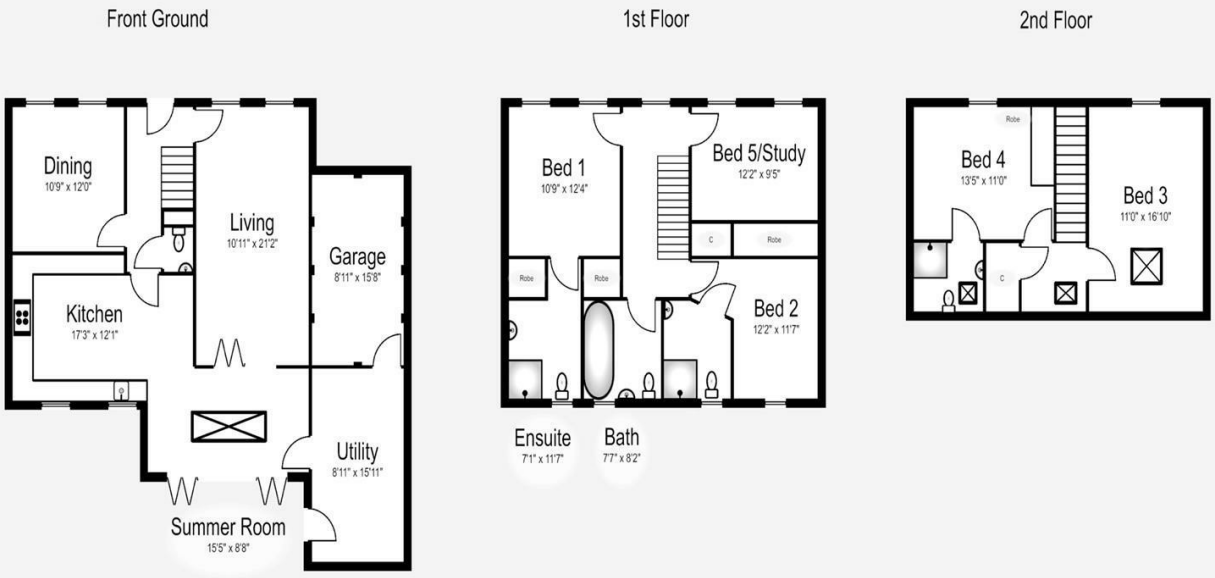


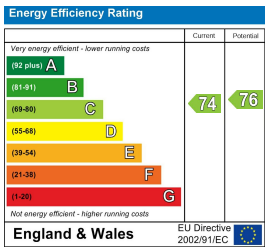

HD3 3RR
Internal - 2211ft2
External - 2474ft2
Overall - 37.83yd x 12.76yd

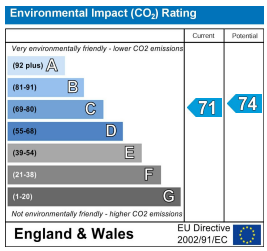
All measurements and layout for guidance only.

## 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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