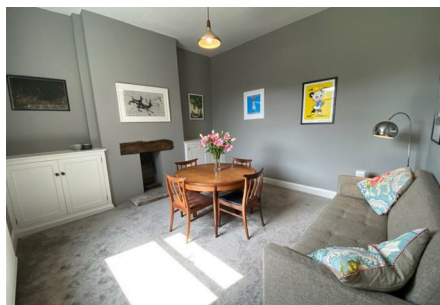
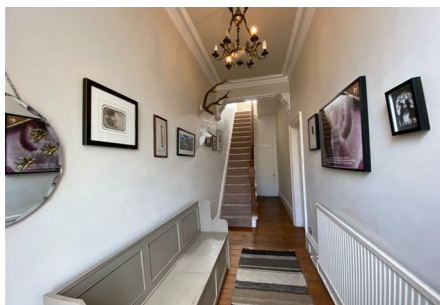




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



1 Wellington Street, Huddersfield, HD3 3HA

Asking Price £189,950

A unique opportunity to purchase this extended three bedroom character Victorian terrace property with corner plot garden to rear. Situated within the heart of the prestigious village of Lindley, close to a variety of local amenities and Ofsted outstanding nurseries and schools. Benefiting from easy access to the M62 as well as excellent public transport links to Manchester and Leeds, this home deserves an early inspection to be truly appreciated.

The property boasts gas central heating and double glazing with many original features. Internally the accommodation briefly comprises: an impressive reception hallway, lounge, dining room and breakfast kitchen, separate w/c and cellar rooms. To the first floor landing a house bathroom and three double bedrooms with access to a storage cupboard and loft hatch. Externally the property offers corner plot rear garden which is south facing. This unique property is full of charm and character not to be missed *We highly recommend a viewing to not avoid disappointment, contact the selling agent ADM Residential * TEL 01484-644555

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE uPVC DOOR

An Entrance Upvc door leads to:

RECEPTION ROOM



A welcoming reception hallway with stunning original features such as high ceiling, original cornice, a staircase rising to the first floor landing, ceiling rose, wall mounted gas central heated radiator, finished with rose wood effect flooring and doors leading to:

A STUNNING LOUNGE 15'2 x 13'9 (4.62m x 4.19m)



The heart of any home is this stunning lounge with uPVC window to the front aspect, featuring a marble featured fire place with stone back and slate hearth, inset multi fuel stove, coved ceilings, matching wall lighting and a wall mounted gas central heated radiator. Finished with satin finish wood flooring:

INNER LOBBY

Inner lobby with door leading to the cellar and other rooms:

DINING ROOM 17'6 x 14'2 (5.33m x 4.32m)



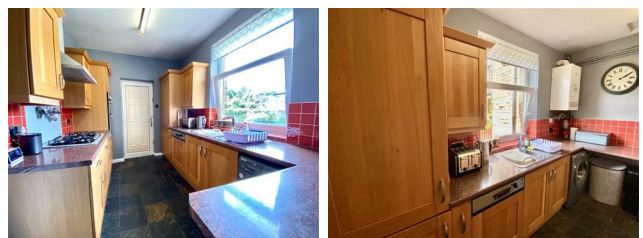
The dining room is set to the rear aspect with uPVC window overlooking the garden, featuring an open fireplace with original wood mantle and stone hearth, twin storage cupboards to both alcoves, wall mounted gas central heated radiator:

SEPARATE CLOAKSROOM/W.C 4'7 x 3'6 (1.40m x 1.07m)



A useful separate cloakroom with opaque uPVC window to the rear aspect, consisting of a two piece suite in white with chrome effect fittings, comprises of: hand wash basin with tiled splash backs and a low level flush w.c:

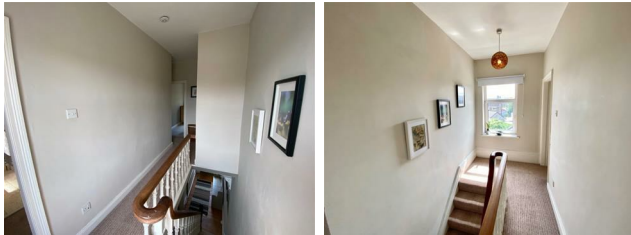
BREAKFAST KITCHEN 11'3 x 8'1 (3.43m x 2.46m)



The kitchen is set to the rear aspect with uPVC window over looking the garden. Featuring a

matching range of base and wall mounted units in Oak wood effect with complementary laminate working surfaces, inset stainless steel sink unit with drainer and mixer tap, contrasting tiled splash backs, integrated fridge and freezer. Integral dishwasher and plumbing for an automatic mashing machine, integral electric oven and grill with a five ring gas hob and extractor hood over. Finished with slate tiled flooring and uPVC door leading to the rear patio and garden:

TO THE FIRST LANDING



To the first floor a spacious landing with uPVC fire escape window to the rear aspect giving an abundance of natural light, spindle banister, useful storage cupboard, doors leading to:

HOUSE BATHROOM 10'5 x 5'9 (3.18m x 1.75m)



A partly tiled lovely house bathroom with opaque uPVC window to the rear aspect and chrome effect fixings, furnished with a quality modern bathroom suite in white, comprising of a panelled bath with a water fall shower over and shower rail, hand wash basin and a low level flush W/C. Finished with ceiling spot lights, wall mounted LED mirror, wall mounted chrome effect towel rail and tiled flooring:

BEDROOM ONE 15'9 x 11'10 (4.80m x 3.61m)



A beautifully appointed large double bedroom with a uPVC window to the rear aspect, an ornamental feature fire place with tiled hearth and a wall mounted gas central heated radiator:

BEDROOM TWO 11'7 x 7'9 (3.53m x 2.36m)



A second double bedroom with uPVC window to the rear aspect and a wall mounted gas central heated radiator:

BEDROOM THREE 14'1 x 8'3 (4.29m x 2.51m)



Bedroom three is set to the front aspect with uPVC window giving an abundance of natural light, wall mounted gas central heated radiator:

ACCESS TO CELLAR

Staircase descends to the lower floor cellar rooms, great for a project to renovate, having power, lighting and window to the rear aspect. Access to coal storage room:

EXTERNALLY



Externally the property offers a small front walled garden with shrubs and path, to the rear a large corner plot mainly lawned garden, flower borders, flagged patio area, and steps leading to the raised outdoor patio area with fencing perfect for a small outdoor table and chairs. Southerly facing garden: permit parking to the front aspect.

STORAGE AREA:

EXTRA PHOTOS



ORIGINAL FEATURES



ABOUT THE AREA

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Lindley (CE) Infants 0.8 miles away, Lindley Junior School 0.8 miles away, Reinwood Infant and Juniors School 0.5 miles away, Moorlands Primary School (1.8 miles), Salendine Nook High School 0.5 miles, Huddersfield New College 0.5 miles

Conveniently located approximately 0.5 miles,, Greenhead College 1.3 miles away, New College is 0.5 miles. The property is well positioned to nearby amenities and the Huddersfield Infirmary.

Location - Lindley is a suburb of Huddersfield, situated approximately 2 miles to the Northwest of the town centre and is one of the most sought after residential areas with a HD postcode.

Enjoying a vibrant social scene with a number of established bars and restaurants including the highly regarded restaurants the Manor House and Erics, along with a selection of wine bars. A wide selection of independent retailers are also on offer along Lindley High Street with larger national chains and supermarkets within easy reach in and around the town centre.

The property is extremely well placed with links to both towns of Halifax and Huddersfield, along with access to the M62 motorway network giving access to the northern business centres of Manchester and Leeds. Rail links are served by stations in both Huddersfield and Brighouse. There are a variety of local amenities close by which include shops, hairdressers', supermarkets, churches, restaurants, hotels, petrol station.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555

Mobile Number 07780446202

Email - sales@admresidential.co.uk

TENURE

This property is Freehold

BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this

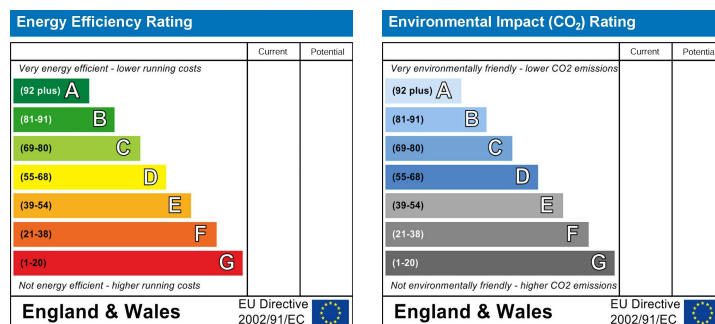
firm's employment has the authority to make or give any representation or warranty in respect of the property.

COUNCIL TAX BAND

The council Tax Banding is "B"

Floor Plan

Energy Efficiency Graph



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