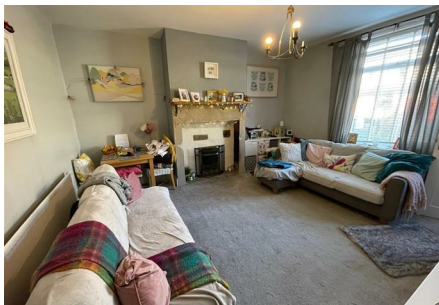




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 18 Union Street, Lindley, Huddersfield, HD3 3EN

**Best And Final Offers £145,000**

**\*UNDER OFFER\*** ADM Residential are please to market FOR SALE with a tenant in situ, this two bedroomed inner terrace house, situated in this very popular area of Lindley close to all village amenities, shops, schools, restaurant's and many more. Lindley is known for its prominent landmark The Clock Tower and is also known for where Huddersfield's main hospital is situated The Huddersfield Royal Infirmary. The property boasts of double glazed window and gas central heating, featuring Inglenook fireplace, the property comprises of: a spacious lounge with inglenook fire place, gallery kitchen with access to the lower floor storage cellar/utility room. To the first floor landing two good sized bedrooms and a modern bathroom. Externally to the front of the property is a small garden area with stairs leading to doorway. To the rear an enclosed garden area and a part flagged area/ was communal TBA. Internal viewings are highly recommended to appreciate the potential on offer! Contact us on Tel 01484 644555 to arrange an appointment with the agent:

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR

Entrance Upvc door leading to:

## KITCHEN 18'2"x6'8" (5.54x2.03)



A modern breakfast kitchen, Featuring a matching range of base and wall units in beach wood effect with chrome effect fittings, complementary roll edge work surfaces. Inset sink unit with mixer taps, tiled splash backs, cooker point, extractor hood over, there is plumbing for a washing machine, finished with laminate effect flooring and gas central heated radiator, combi boiler fitted, doors leading to:-

## LOWER FLOOR ROOMS

The property boasts lower floor storage rooms, having chrome effect spot lights, and laminate flooring: gas central heating radiator:

## LOUNGE 13'1"x10'4" (3.99x3.15)



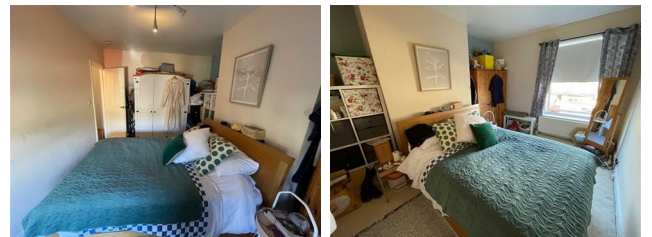
Good size lounge which is set to the rear aspect, with uPVC window to rear over looking the garden area comprising of an Inglenook fireplace, inset coal effect gas fire, T.V. Point, Telephone point, wall mounted gas central heating radiator. Door leading to:

## TO THE FIRST FLOOR LANDING



A stairs leading to first floor landing, doors giving access to all rooms:

## BEDROOM ONE 45'11"x10'1" (14x3.07)



A good sized double bedroom with Upvc window to the rear aspect, wall mounted gas central heated radiator:

## BEDROOM TWO 15'1"x6'7" (4.60x2.01)



Good size single bedroom with window to front aspect and a wall mounted gas central heated radiator

## About The Area Lindley

### FURTHER INFORMATION ABOUT THE AREA:

The Village offers local shops, bistro, and restaurants al Club, the post office minutes away. Lindley is the location for the Huddersfield Royal Infirmary, The Clock Tower is the most prominent landmark in Lindley as well and The Lindley Liberal Club. The area consists of Primary Schools such as Lindley Infants School, High schools such as Salendine Nook High School and College, Greenhead College and Huddersfield New College, which is easy access for those who have children. Lindley is near access to the M62 motorway network to Manchester, Leeds and the A1 & M1 only a few miles away and easy proximity to the town centre

## BATHROOM 23'0"x5'6" (7x1.68)



A partly tiled, three piece bathroom suite in white with uPVC window to rear aspect. Comprising of panelled bath with shower over and splash screen hand wash basin and low level flush w/c, featuring chrome effect fittings finished with vinyl flooring, gas central headed radiator and wall mounted extractor:

## EXTERNAL



The property boasts small flagged/stepped access to the front aspect, to the rear there is an enclosed garden being partly flagged/pebbled, access for the wastes bins. On street permit parking:

## extra photos



## ABOUT THE VIEWINGS

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

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtub link.

Please ask the agents for the detail.

## 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.

## COPYRIGHT ADM PARTICULARS

Please Note: Unauthorized reproduction prohibited.

### **Council Tax Bands**

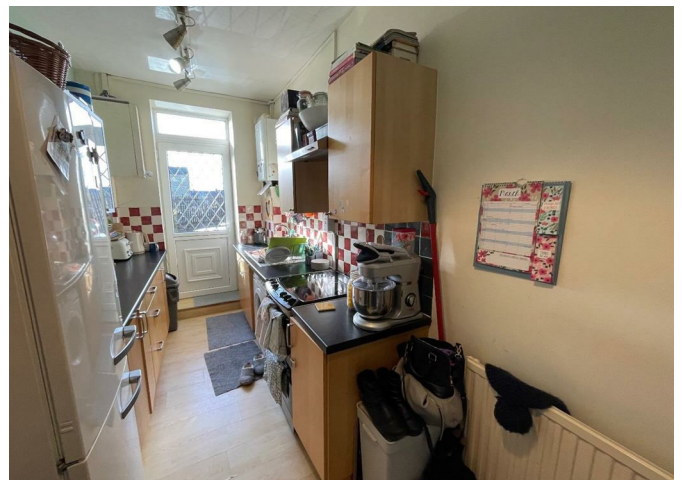
The council Tax Banding is "A"

Please check the monthly amount on the Kirklee Council Tax Website .

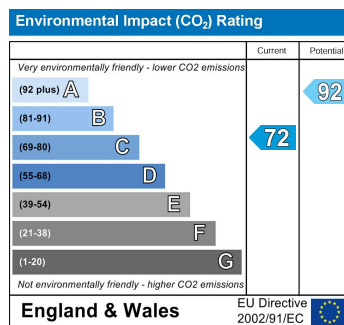
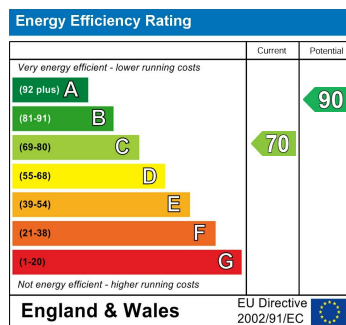
### **Tenure**

This property is ( FREE HOLD )

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



### Energy Efficiency Graph



#### 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.