

Terrain Map



Hybrid Map

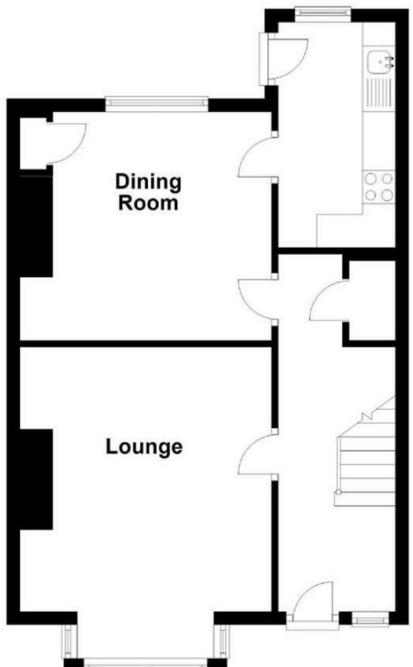


Terrain Map



Floor Plan

Ground Floor



First Floor



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Plan produced using PlanUp.



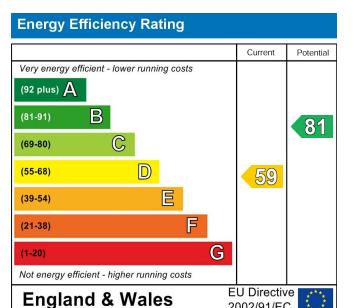
## Acre Street

Lindley, Huddersfield, HD3 3DZ

Offers Over £225,000



Energy Efficiency Graph



## Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.



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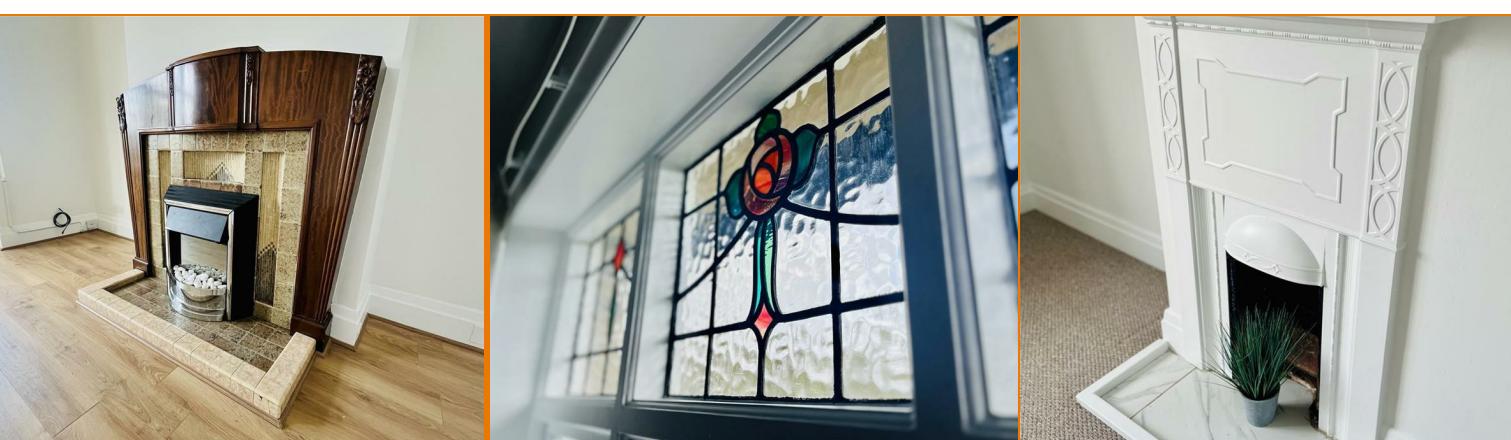
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# Acre Street

Lindley, Huddersfield, HD3 3DZ

Offers Over £225,000



\* OFFERED WITH NO ONWARD CHAIN \*\* BEAUTIFULLY PRESENTED \*\* RECENTLY UPGRADED \*

This charming end terrace house offers a delightful blend of character and comfort. With three bedrooms and two separate reception room this property is perfect for growing families and young professionals. Showcasing period features that add a touch of elegance that are complimented by well-appointed fittings throughout the house to ensure modern convenience while maintaining traditional charm. The property is ideally located close to village amenities and being opposite the Huddersfield Royal Infirmary it is sure to appeal to hospital workers working unsociable hours.

For those who value outdoor space, this home boasts gardens and off-road parking plus a garage to further enhance the practicality of this property.

In summary, this spacious three-bedroom end terrace house on Acre Street is a wonderful opportunity for anyone looking to enjoy a comfortable lifestyle in a vibrant community. With its characterful features, convenient location, and ample parking, it is sure to appeal to a wide range of buyers.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

16'8" x 5'6"

A grand reception hall retaining many period features including the leaded arts and crafts style oriole window. There is a traditional newel post and balustrade on the staircase which rises to the first floor and traditional panelling on display. You will also find a central heating radiator, a picture rail and access to the all the principal ground floor rooms. The reception hall is accessed via a uPVC double front door with privacy glass inset and a top

light over. Under the stairs is a useful cupboard as described below.

#### CUPBOARD STORAGE

6'2" x 2'3"

Housing the gas and electric meters and fuse board with a timber framed, single glazed window with privacy glass inset positioned to the gable end.

#### LOUNGE

16'0" max into bay x 13'5" max into alcove

An attractive and spacious reception room presented in a light, bright and neutral fashion contrasting the traditionally styled bay window and feature fireplace. There is decorative plaster moulding and coving, the aforementioned fireplace in an art deco style with tiled back, hearth and ornate surround with an electric fire inset. The bay window is a timber framed, leaded design also in an art deco style with stained glass top sections. There is also a central heating radiator and a light oak effect laminate floor covering.

#### DINING ROOM

13'8" max (12'5" min) x 11'1"

A formal dining room to the rear of the property overlooking the rear garden via the uPVC double glazed window. There is a central heating radiator, a useful attractive cupboard and drawer unit also in a period style in one of the alcoves and, in keeping with the remainder of the property, this room is presented in a light and bright colour scheme. An internal door leads through to the kitchen.

#### KITCHEN

13'1" x 5'6"

Fitted with a range of wall and base units in a white high gloss design with stainless steel bar handle trim and black marble effect working surfaces which incorporate a stainless steel inset sink unit and drainer with mixer tap and a four ring electric hob. The kitchen is further equipped with an oven under and extraction unit over the hob along

with a wall mounted Ideal combination boiler and there is also plumbing for a washing machine and provision for additional white goods in the form of a tallboy fridge freezer plus additional space under the counter-top. You will also find a central heating radiator and a timber framed, single glazed window to the rear elevation along with a uPVC solid door leading to the exterior of the property.

## FIRST FLOOR

#### LANDING

8'10" x 5'6"

With a traditional leaded art deco style window positioned to the gable end and a continuation of the balustrade and newel post. There is a loft hatch allowing access to the roof void, not inspected at the time of the appraisal.

#### BEDROOM ONE

13'5" x 13'5" max

Featuring a traditional art deco style timber framed single glazed window with art deco stained top sections, decorative period feature fireplace, central heating radiator and a picture rail.

#### BEDROOM TWO

13'9" max x 11'1"

Another well presented, generously proportioned bedroom with two double robes and storage over, central heating radiator, decorative picture rail and positioned to the rear elevation is a uPVC double glazed window.

## BEDROOM THREE 5'10" x 8'6" incl bulkhead

With attractive single glazed, leaded and stained glass window positioned to the front elevation and a central heating radiator.

## HOUSE BATHROOM 6'9" x 5'9"

Fitted with a white three piece suite comprising pedestal hand wash basin, low flush wc and panelled bath with shower over. You will find fully tiled walls, a central heating radiator and a uPVC double glazed window with privacy glass inset. There is also a medicine cupboard and an aqua-board style ceiling. Additionally there are cupboards to the rear of the shower area allowing access to the facilities for the plumbing supply to the shower and bath.

## OUTSIDE

To the front of the property is a gated driveway running alongside the front garden which is predominantly laid to lawn with planted pockets and beds with a walled frontage. To the rear is an enclosed garden with established boundaries and hedges equally split between a level lawn and patio seating area. Gate leading to rear access road. At the top of the driveway is a detached, single concrete sectional garage with a convenience door leading to the patio area.

## TENURE

We understand that the property is a freehold arrangement, this should be checked during the conveyancing process.

## COUNCIL TAX. BAND B.

