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Weatherhill Road, Lindley Huddersfield,

Offers over £220,000

This three-bedroom semi-detached home is situated a short distance from the centre of Lindley with its array of amenities, well-regarded schooling and motorway access. It has two reception rooms, a driveway and attached garage. The property occupies three floors and is larger than first impressions may imply. It requires a certain amount of cosmetic rejuvenation. The accommodation comprises an entrance hallway, living room, dining room and kitchen. There are two good-sized basement rooms with lots of potential. On the first floor are two good-sized bedrooms and bathroom with a final double bedroom on the top floor. The property has a gas-fired central heating system and majority uPVC double-glazing. Externally, there is a driveway and attached garage, along with front and rear gardens. The property is offered with the advantage of vacant possession.

**Weatherhill Road, Lindley
Huddersfield,**

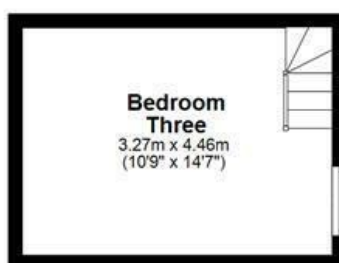
Floorplan



Ground Floor



Second Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

Weatherhill Road, Lindley Huddersfield,

Details



Entrance Hallway



An external entrance door with double-glazed panels and matching overhead gives access to the entrance hallway. This has an inset matwell, a high ceiling with deep cornice coving and a plate rail. There is a decorative archway and a radiator. A staircase rises to the first floor and a door leads into the living room.

Living Room



This good-sized reception room is positioned at the front of the property and has a uPVC window overlooking the garden. It has a tiled fire surround with matching raised hearth and gas fire. The ceiling is particularly impressive with deep cornice coving and central ceiling rose. There is plenty of space for furniture and there is a radiator.

Dining Room



This reception room is positioned at the rear of the property and is a similar size to the living room. It has a tiled fire surround with a raised hearth and gas fire, floor to ceiling storage with drawers and shelves. There is plenty of space for furniture, a uPVC window and there is a radiator. A door leads to the kitchen.

Kitchen



The kitchen has wall cupboards and base units with working surfaces and a stainless steel sink with mixer tap. It has space for a freestanding gas cooker with a filter hood above and plumbing for an automatic washer. There is a uPVC window to the side elevation, a radiator and a timber and sealed unit door leading out to the garden. Access can be gained to the basement.

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Basement

The good-sized basement enjoys a good ceiling height and comprises two rooms.

Cellar 1

The first room is beneath the dining room and has a stone flagged floor, a Belfast style sink with hot & cold water and a stone slab table. There is a rear uPVC window. Buyers may wish to turn this into a more useable space and it would make an ideal utility room. It has power, lighting and a radiator.

Cellar 2

This room is slightly smaller, however, has the same flooring, good ceiling height, power and lighting. It has a radiator and an adjoining coal store.

First Floor Landing



From the entrance hallway, the staircase rises to the first floor landing. This has two uPVC windows, a useful under stairs storage area, home to the Vokera boiler for the central heating system. There are two radiators and a staircase leading to the top floor.

Bedroom One



This good-sized double bedroom is positioned at the front of the property, with plenty of space for furniture and a uPVC window with views towards the golf course in the distance. There is also a radiator.

Bedroom Two



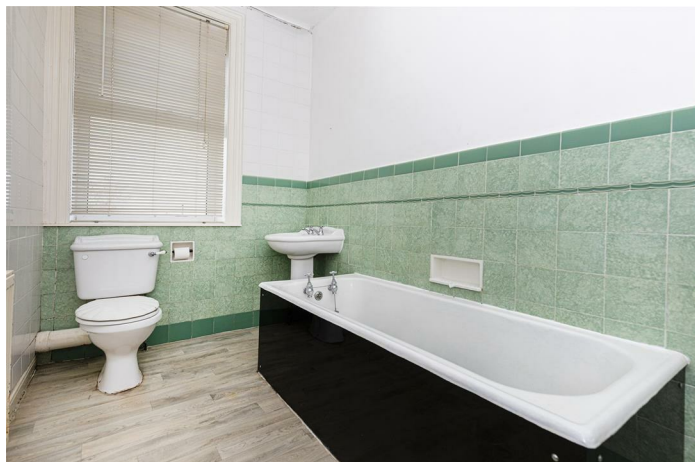
This good-sized bedroom is positioned at the rear of the property and has built-in floor-to-ceiling storage with shelving. There is a uPVC window and a radiator.

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Bathroom



The good-sized bathroom is positioned at the front of the property and comprises a bath, pedestal wash hand basin and a low-level WC. There is a shower tray with a curtain & rail, a tiled interior and a Bristan independent shower. The room has appropriate tiling and a radiator.

Top Floor Accommodation

From the first floor landing, a staircase leads to the top floor.

Bedroom Three



This good-sized double bedroom has a uPVC window to the gable end wall, plenty of space for furniture and access to storage within the eaves on either side. There is also a radiator.

External Details



In front of the property is a perimeter wall and a driveway to right-hand side with timber gates set to heavy stone gateposts. There is a raised garden area which is partly flagged with privet hedging and an attached garage. The rear garden is enclosed by perimeter walling and can be accessed from the kitchen. There is a concrete base to the rear of the garage, perfect for a shed or greenhouse. The garden enjoys a westerly aspect, benefitting from the afternoon sun.

Garage

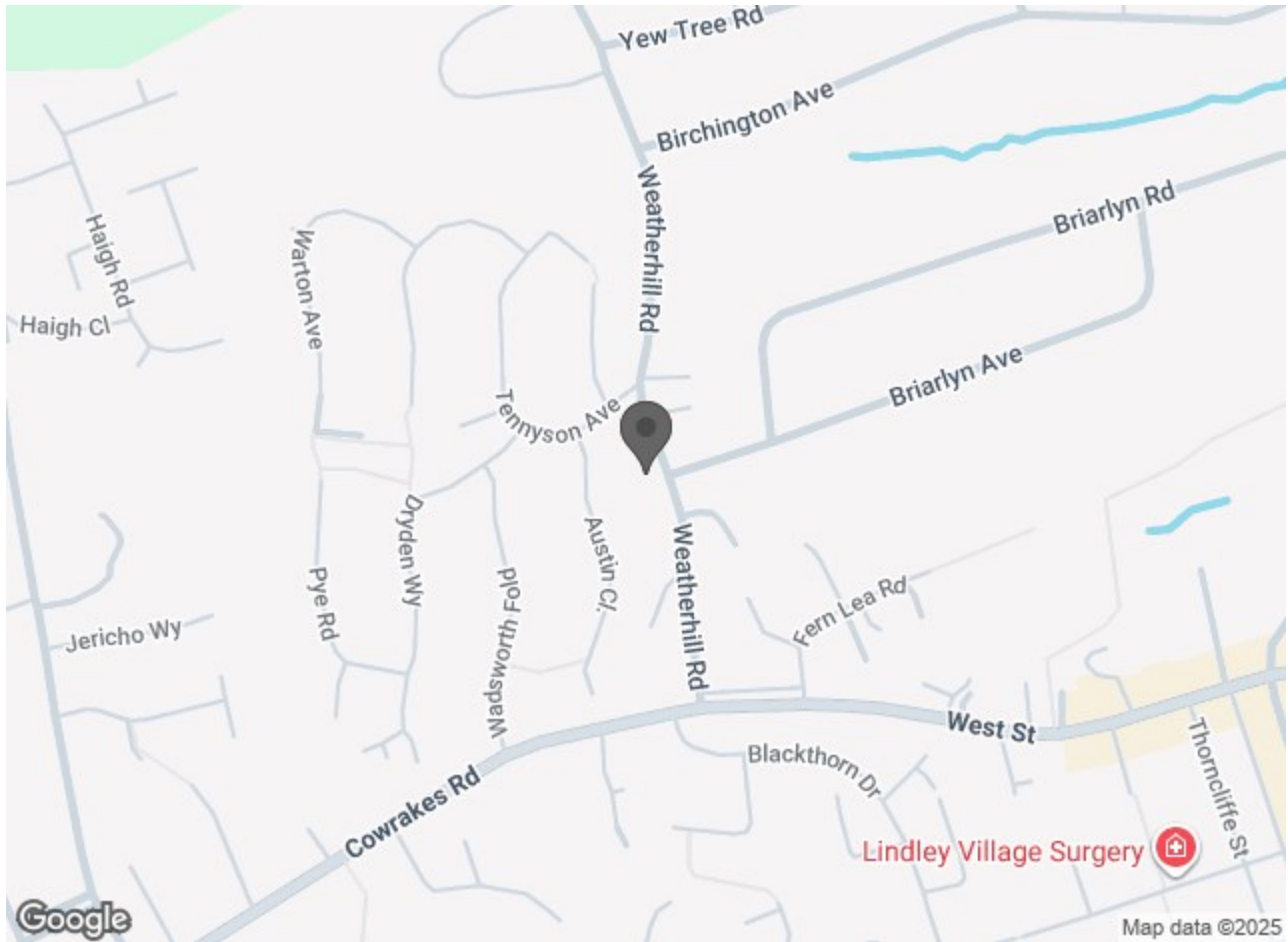
The garage has a sliding timber entrance door, lighting but no power sockets, however, these could easily be added. There is a rear window.

Tenure

The vendor has informed that the property is Freehold.

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Directions



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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.
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