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## East Street, Lindley Huddersfield,

Offers in the region of  
**£140,000**

This stylishly presented one-bedroom terraced cottage is situated close to the centre of the popular village of Lindley. It is set back from the road in a pleasant courtyard, among other characterful properties, and blends character and contemporary style. The accommodation comprises an open-plan living kitchen with integrated appliances, an Inglenook fireplace and exposed beams. There is access to a useful cellar. On the first floor, there is a bedroom with a high angled ceiling, exposed beams and twin uPVC windows. This leads to the bathroom which has a white three-piece suite. The property has a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, there is a stone cobbled and enclosed garden. An internal inspection is an absolute must to appreciate this wonderful home. It has the added advantage of no upper chain.



## Ground Floor

Approx. 19.9 sq. metres (214.0 sq. feet)



## First Floor

Approx. 19.7 sq. metres (212.5 sq. feet)



Total area: approx. 39.6 sq. metres (426.6 sq. feet)

# East Street, Lindley Huddersfield,

## Details



### Entrance

A stable style door with double-glazed inserts and an overhead panel opens to the entrance, which has vinyl style flooring, a radiator and a wall light point. The entrance is open to the kitchen.

### Living Room

The living room has a uPVC double-glazed window to the front elevation, laminate style flooring running throughout and a radiator. There are exposed beams to the ceiling and a lovely feature exposed chimney breast with an Inglenook fireplace, home to a radiator. The room has three ceiling light points and laminate style flooring continuing the kitchen area.



### Kitchen Area

The kitchen area has a range of wall and base cupboards, drawers, roll-edge worktops and a composite sink with mixer tap. Integrated appliances include an oven and hob with extractor fan over, microwave and fridge freezer. There is plumbing for an automatic washing machine, ceiling downlighting and access to a useful cellar. This room is home to the Worcester central heating boiler.



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## Details



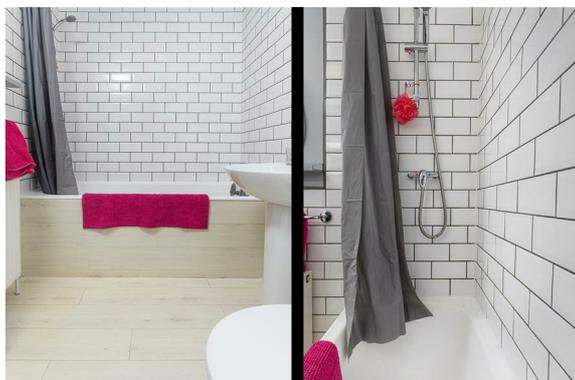
### Bedroom

From the entrance, a staircase gives access to the first floor bedroom, which has lovely exposed timbers to the ceiling, an exposed chimney breast and an inset stone hearth. There is a window seat and two uPVC double-glazed windows to the front elevation. The room has plenty of room for freestanding or fitted furniture, three wall light points and a radiator. A timber door gives access to the bathroom.



### Bathroom

The bathroom has a white suite comprising a panelled bath with twin taps and a shower head over, a pedestal hand basin with twin taps and a low-level WC. There is laminate style flooring, brick style tiling to the walls, a ceiling light point, an extractor fan and a radiator. A uPVC double-glazed window provides natural light from the rear elevation.



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## Details



### External Details

The property is set back in a small courtyard style setting among other period homes. It has a pleasant garden area with perimeter walling, timber fencing and a stone flagged garden ideal for outdoor eating and entertaining.



### Tenure

The vendor informed us that this property is Freehold.

# East Street, Lindley Huddersfield,

Directions

