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Baker Street, Lindley Huddersfield,

Offers over £100,000

BEST AND FINAL OFFERS ARE INVITED ON THIS PROPERTY BY WEDNESDAY 10TH JULY 2024.

OPEN TO VIEW:

Thursday 13th June: 11.30am - 12.15pm

Saturday 22nd June: 09.15am - 10.00am

Thursday 27th June: 16.15pm - 17.00pm

Sunday 7th July: 11.15am - 12.00 noon

This three-bedroom through terraced home is offered with vacant possession and ideally placed for amenities within the nearby Lindley Village, schools, the hospital and access to the M62 motorway. The property has accommodation on three floors and requires cosmetic rejuvenation, which is reflected in the competitive asking price. It would be an ideal first home or buy-to-let investment. The accommodation comprises a living room overlooking the front garden, separate kitchen and a cellar. On the first floor are two bedrooms and a bathroom and, from the landing, stairs lead up to a top floor third bedroom. There is a gas-fired central heating system and uPVC double glazing.

**Baker Street, Lindley
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

Baker Street, Lindley Huddersfield,

Details



Entrance

An external uPVC door with an opaque glazed panel gives access to the kitchen.

Kitchen



The kitchen has wall cupboards and base units with working surfaces and a one-and-a-half bowl sink unit. There is plumbing for an automatic washer, space for a freestanding fridge freezer and provision for a freestanding gas cooker. The room has oak flooring, a radiator and a door leading to the living room.

Living Room



This reception room has a southerly aspect and overlooks the garden. It has a uPVC door with a decorative panel and a uPVC window. Within this room is an open staircase leading to the first floor accommodation and a radiator.

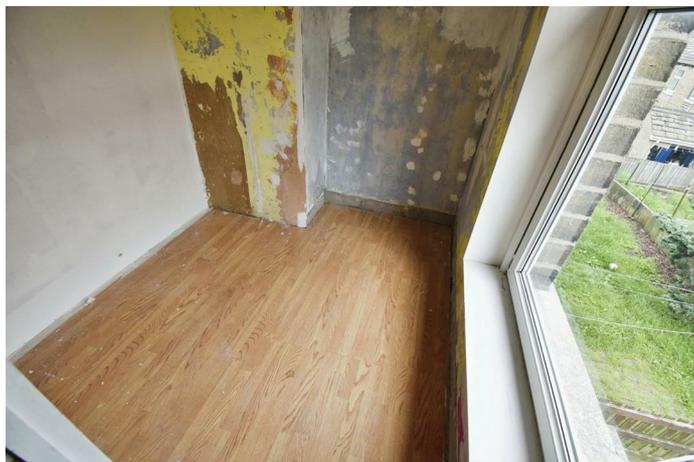
First Floor Accommodation

Bedroom One



This bedroom is positioned at the rear of the property and has oak style laminate flooring along with a uPVC window and a radiator.

Bedroom Two



This single bedroom is positioned at the front of the property and has oak style laminate flooring and a uPVC window.

Baker Street, Lindley Huddersfield,

Details



Bathroom



At the rear of the property is a forecourt style garden with a perimeter wall which is paved for ease of maintenance and used for bin storage. The front garden enjoys a southerly aspect and is enclosed by walling and fencing. It is also paved for ease of maintenance.

The bathroom has a white three-piece suite comprising a panelled bath, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and floor along with glass bricks which share light from bedroom two.

First Floor Landing

The first floor landing has a radiator and a staircase leading to the top floor.

Bedroom Three

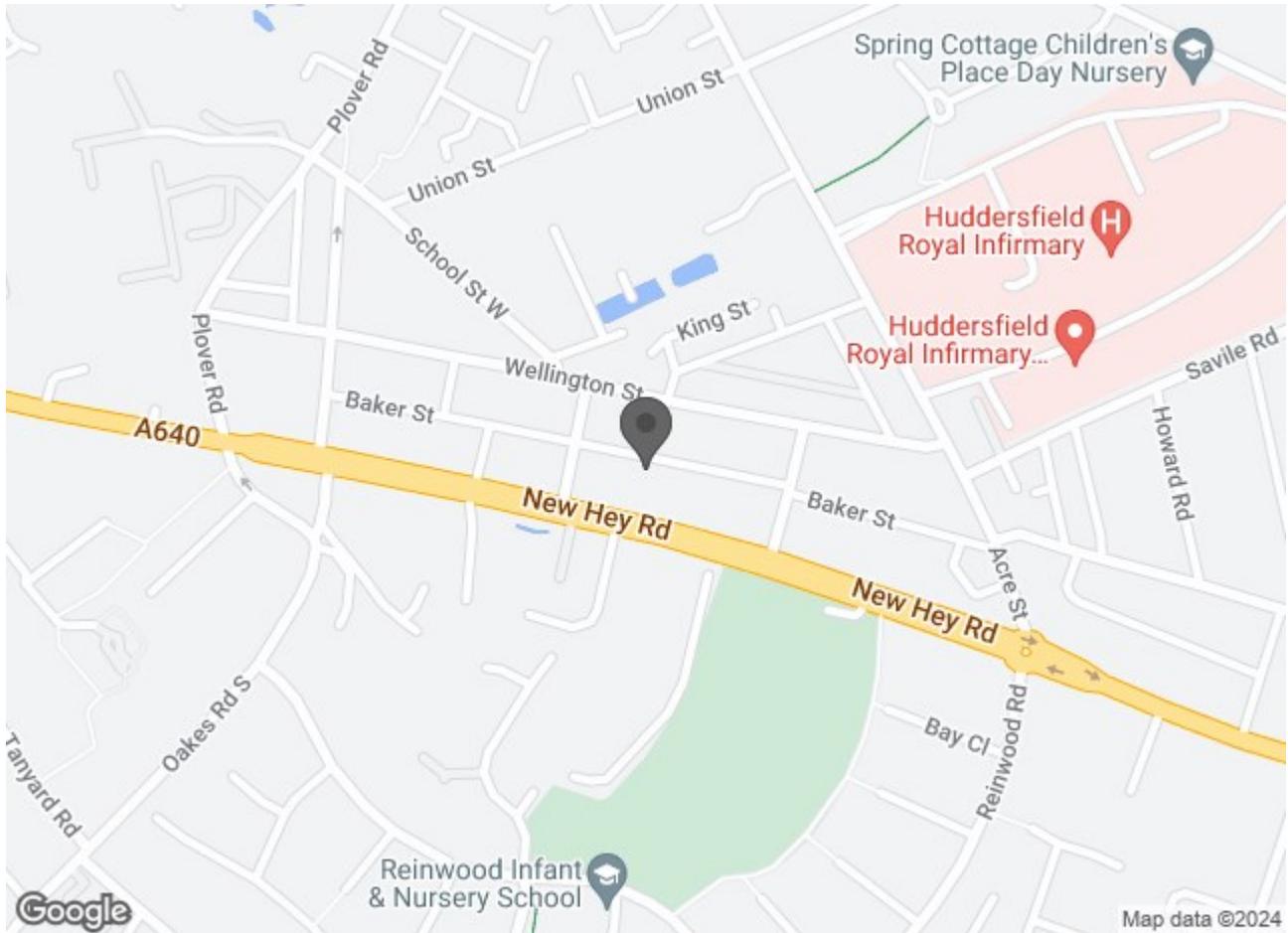


This L-shaped room has a Velux window within the angled roofline and an additional smaller skylight style window. There is part laminate flooring, a wall light point and a radiator.

External Details

Baker Street, Lindley Huddersfield,

Directions



Baker Street, Lindley Huddersfield,

DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**