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01484 508000



**Wellington Street, Lindley  
Huddersfield, Yorkshire**

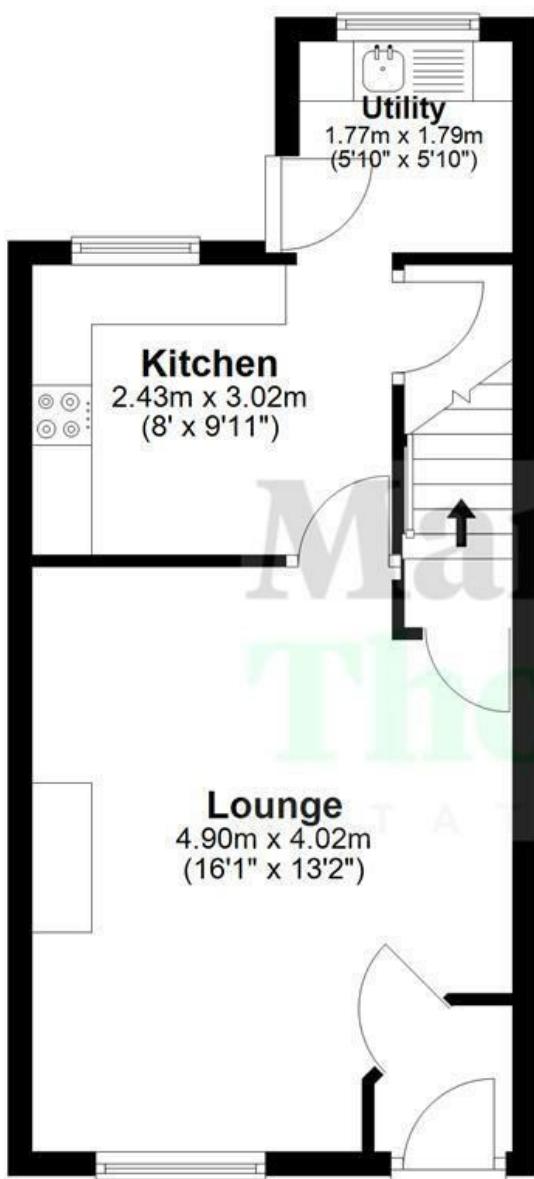
**Offers in the region of  
£160,000**

This good-sized two-bedroom mid-terraced house is located in this popular area, only a short distance from the hospital, the centre of Lindley and Heritage Exchange. It has been extended slightly from its original design and would suit a variety of age groups, including buy-to-let investors. The accommodation comprises an entrance vestibule, living room, kitchen and adjoining utility area. It has a useful cellar with a radiator. On the first floor are two bedrooms and the bathroom with a three-piece suite. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there are garden areas to the front and rear. Parking is on road permit parking. The property is offered with the advantage of no chain involvement.

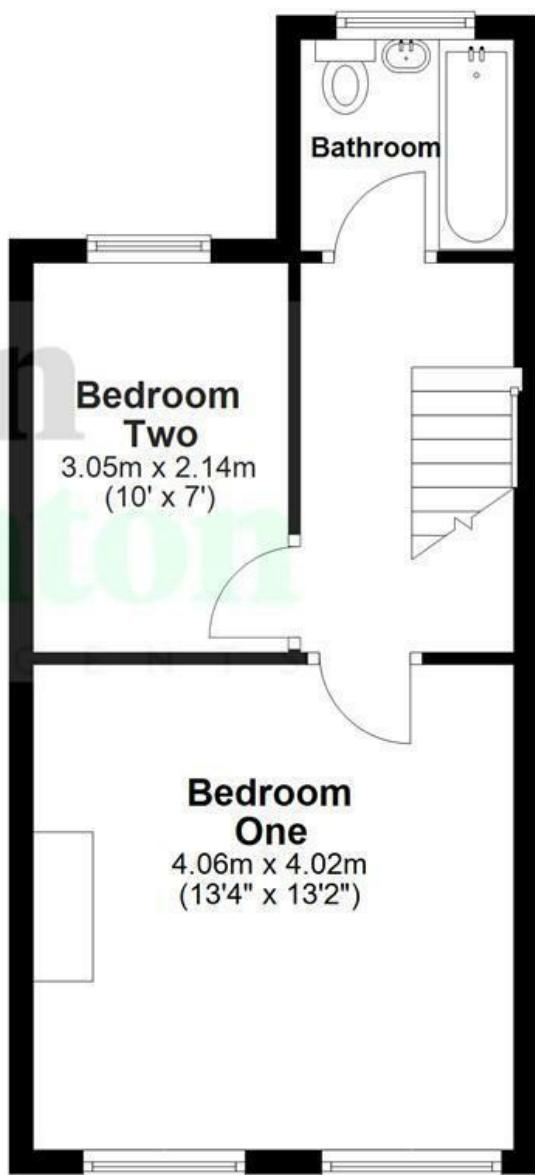


Floorplan

Ground Floor



First Floor



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



**Details**

**Entrance Vestibule**

An external uPVC door with opaque glazed panels gives access to the entrance vestibule. This has an inset matwell to the tiled floor and a stripped timber and glazed door leading into the living room.

**Living Room**

This good-sized reception room is positioned at the front of the property, with a uPVC double-glazed window and oak flooring. The focal point of this pleasant room is the exposed stone fireplace and blue slate hearth home to a stove style gas fire. There are wall light points, plenty of space for furniture and a radiator. A staircase rises to the first floor. A stripped internal door leads to the kitchen.



**Kitchen**

The kitchen has a range of modern shaker style wall cupboards and base units with working surfaces featuring a stainless steel splash back. Integrated appliances comprise an electric fan oven and a four-ring gas hob with a canopy style filter hood. There are spot lights to ceiling, floor tiling, a rear uPVC window and a radiator. An archway leads to an extended section of the kitchen/utility.





**Details**

**Utility area**

Fitted with matching cupboards and base units to match those in the kitchen, along with a stainless steel sink unit, drainer and twin taps. There is plumbing for an automatic washing machine and dishwasher, a tiled floor, spotlights to ceiling, a rear uPVC window and a radiator. A uPVC door leads out into the garden.



**Cellar**

From the kitchen, steps lead down to a keeping cellar, which provides handy additional storage. It has a keeping table and houses the boiler for the central heating system. There is also a radiator.

**First Floor Landing**

From the living room, the staircase rises to the first floor landing, where there is spindle balustrading and access to loft space.

**Bedroom One**

This generous room is positioned at the front of the property and is light and bright with large uPVC windows. It features a decorative cast iron fireplace, plenty of space for furniture and a radiator.





## Details

### Bedroom Two

This good-sized second bedroom is positioned at the rear of the property. It has a uPVC window and a radiator.



### Bathroom

The bathroom has a white three-piece suite comprising a bath with a shower screen and a Bristan independent shower over, a low flush WC and a pedestal hand basin. There is ceramic tiling to the walls and floor, a heated towel rail, spot lights to ceiling and an opaque uPVC double-glazed window.



### External Details

To the front of the property there is a low maintenance paved and gravelled garden with flower bed boarders. The rear garden area is enclosed yard which again provides low maintenance.



### Tenure

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**Details**

The vendor informs us the property is Freehold.

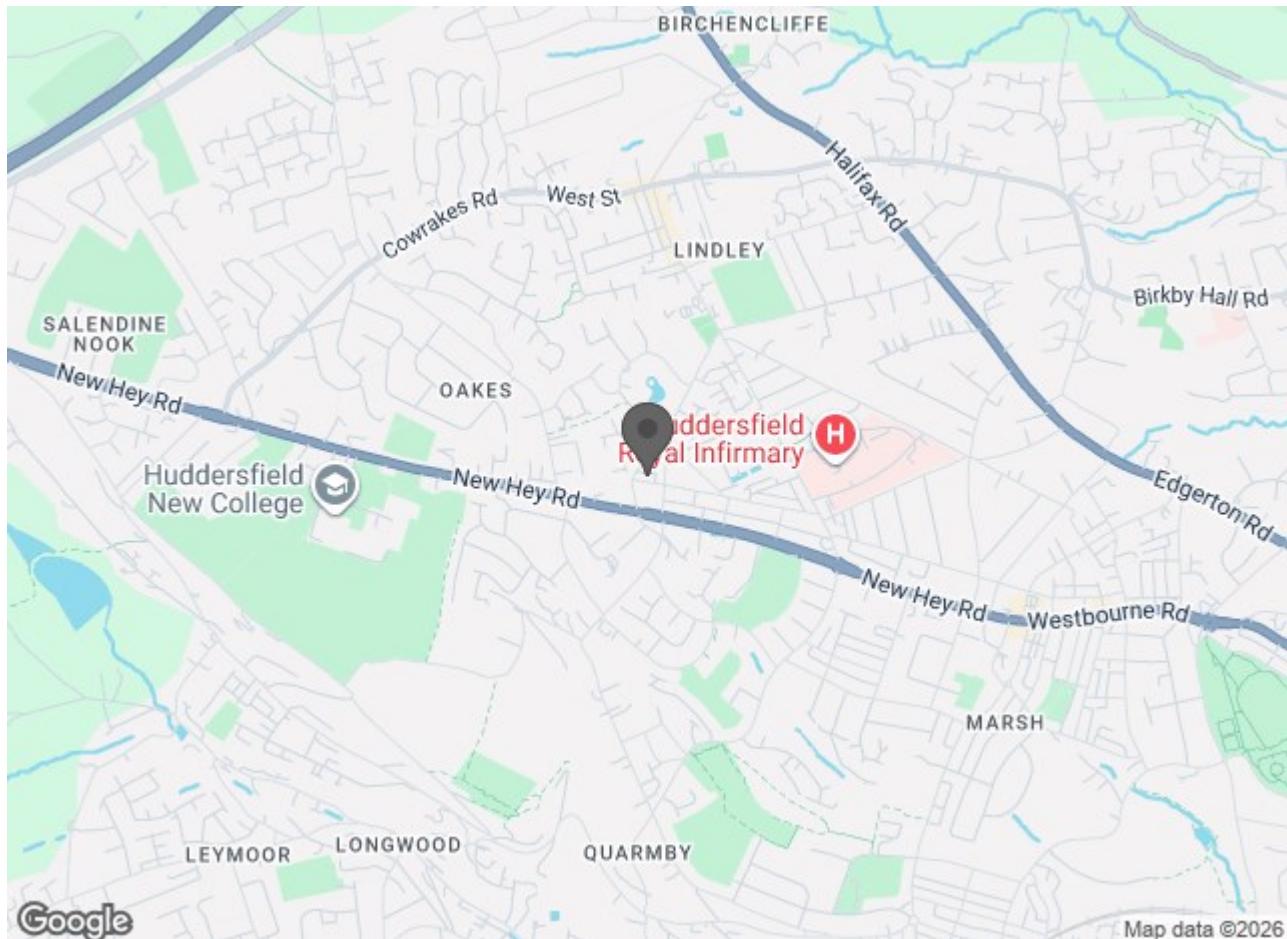
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Directions



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