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West Street, Lindley Huddersfield, Yorkshire

**Offers in the region of
£150,000**

Situated within the popular residential area of Lindley, close to its various amenities including bars, restaurants and shops, is this two-bedroom semi-detached cottage. The property may prove suitable to the first time buyer or professional couple looking to access nearby motorway networks. The accommodation comprises an entrance hall, a large living room with feature fireplace, a kitchen diner and a useful keep cellar. On the first floor, there are two double bedrooms and a bathroom. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, there is a walled garden to the front with mature shrubbery borders and a patio. Viewing is highly recommended.



Ground Floor

Approx. 30.9 sq. metres (332.2 sq. feet)



First Floor

Approx. 31.4 sq. metres (337.7 sq. feet)



Total area: approx. 62.2 sq. metres (669.9 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.
Plan produced using PlanUp.

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Details



Entrance Hall

A composite door with a uPVC glazed insert opens to the entrance hall where there is ceiling downlighting, hanging hooks and a radiator. A staircase leads up to the first floor landing and access can be gained to the following rooms:

Living Room



Accessed via a timber door, this reception room has a large uPVC double-glazed window to the front elevation. There are exposed beams to the ceiling, a ceiling light point and a radiator. The focal point of the room is a stone fireplace, home to a wrought iron fire grate. Steps lead down to the kitchen.

Kitchen



The kitchen has a range of wall and base units, drawers, roll-edge worktops and a stainless steel sink unit with twin taps.

Integrated appliances comprise an oven and a four-ring gas hob with overlying extractor fan. There is plumbing for an automatic washing machine, along with vinyl style flooring, a ceiling light point and a radiator. To the side elevation, there is a uPVC double-glazed window allowing natural light. Three steps lead to a timber door giving access to a useful keep cellar.

First Floor Landing

From the entrance hall, stairs give access to the first floor landing, where there is a ceiling light point and a single step down to the second bedroom. This area houses the boiler for the central heating system.

Bedroom Two



This double bedroom has a large uPVC window overlooking the side elevation and a built-in sliding door mirrored wardrobe with hanging and shelving. There is a ceiling light point, a radiator and access to loft space.

Second Floor Landing

Three steps lead to the second floor landing, where there is a sliding timber door giving access to bedroom one.

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Bedroom One



This bedroom is positioned at the front of the property and enjoys natural light via a uPVC double-glazed window. There is a ceiling light point, a radiator and access to loft space.

perfect for outdoor entertaining. There is a patio area and a tarmac walkway leading to the front door.

Tenure

The vendor has informed us that the property is Freehold.

Bathroom



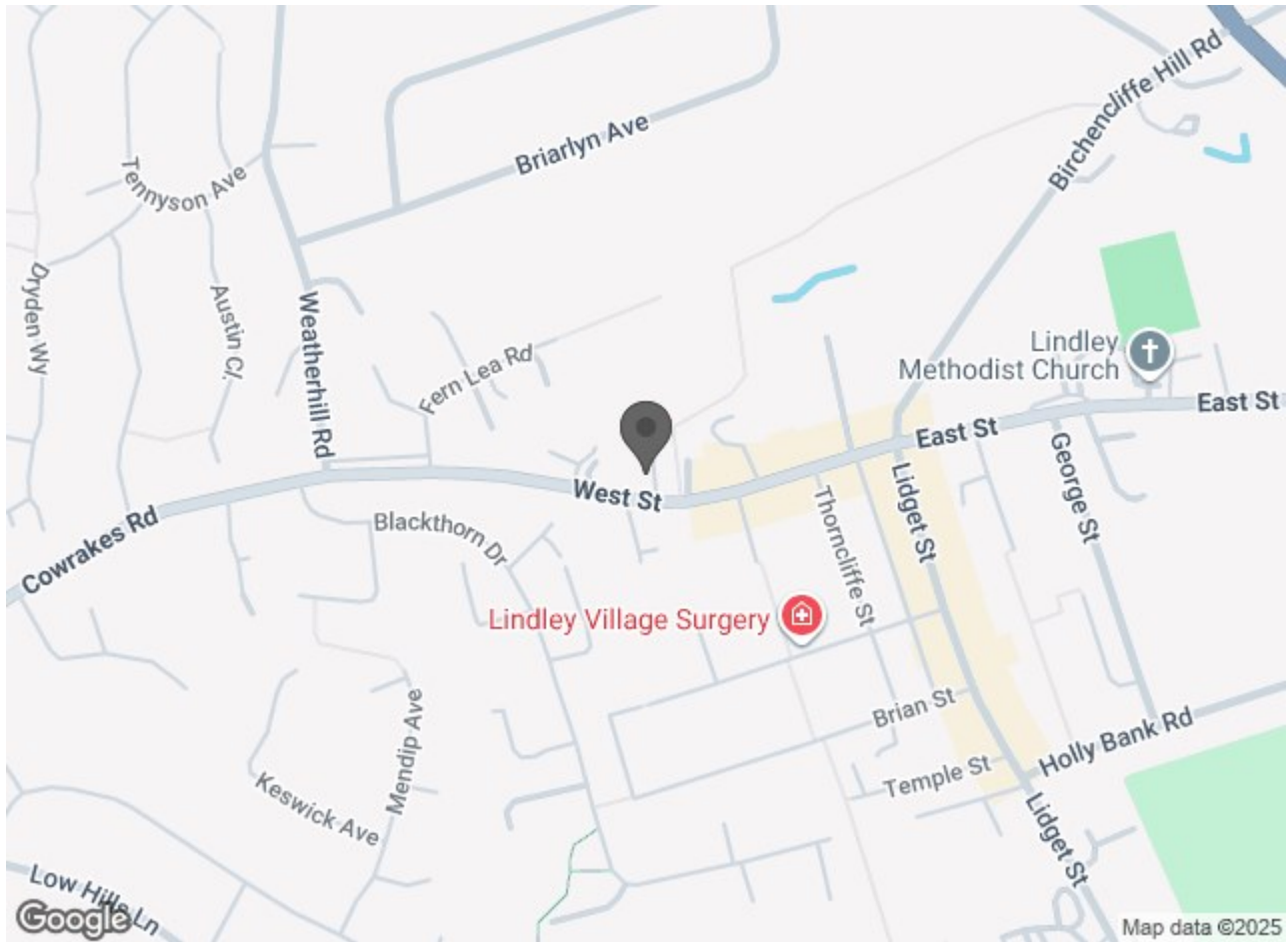
The bathroom has a white suite comprising a panelled bath with twin taps and a mains fed shower, a pedestal hand basin with twin taps and a low-level WC. There is vinyl style flooring, contrasting tiled walls, a ceiling light point and a radiator. Above the sink, there is a wall-mounted vanity unit. To the front elevation, there is a uPVC double-glazed window.

External Details

At the front of the property, there is a walled garden area with mature shrubbery borders and a shale seating area,

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Directions



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DISCLAIMER

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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.
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.
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