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## **Lindley Bowling Club. Daisy Lea Lane, Lindley Huddersfield, Yorkshire**

**£1,100 Per month**

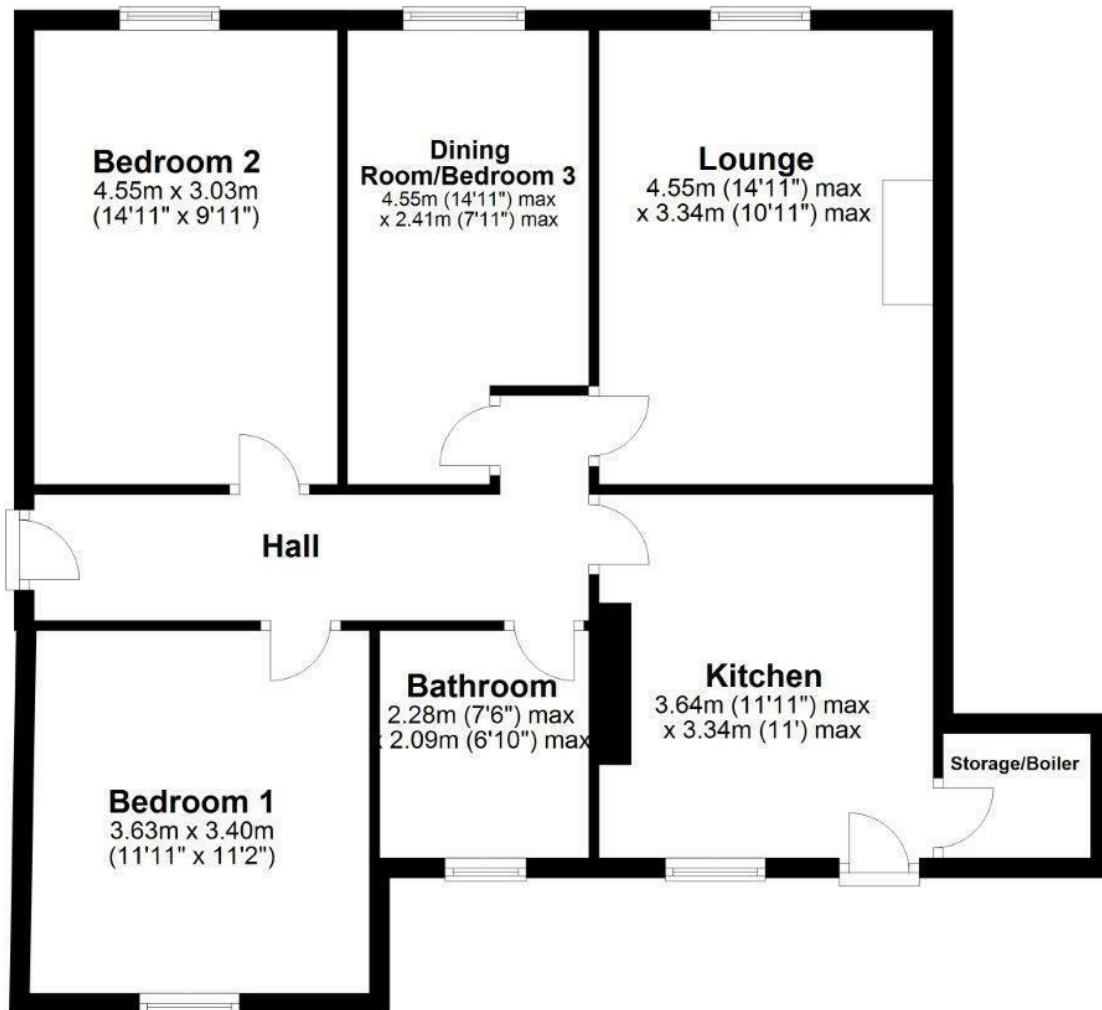
Having being recently renovated to a high standard by the current owners, including replacement kitchen, bathroom, carpets and decoration, is this well appointed, attached, brick built, true bungalow. The property enjoys a wonderful location, with views over the the bowling green to the front, and to the rear there is a good sized lawned garden. The property briefly comprises of; a recently fitted dining kitchen with integrated appliances, utility room, lounge, three double bedrooms, and modern stylish house bathroom. Internally, the property enjoys a gas central heating system, and is fully uPVC double glazed. The garden, which is fenced off, is private. The groundsman for the bowling club will require access once a week during the summer months to maintain the bowling green.

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Huddersfield, Yorkshire**



**Floorplan**

**Ground Floor**



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## Details



### Kitchen



A uPVC double glazed door opens to the kitchen, where there is a range of modern high gloss base cupboards, drawers, granite style roll edge worktops, tiled splash backs and matching wall cupboards over and a radiator. There is an integrated split level hob and oven with over lying extractor hood, inset one and a half bowl stainless steel sink unit with mixer tap, and spot lamps to the ceiling. Throughout the room there is attractive Kardean style floor, along with uPVC double glazed windows, and matching uPVC double glazed door looking out on through the rear garden.

### Utility Room

This room is home to the Vokera central heating boiler, and is fitted with a range of shelving, worktops and also plumbing for an automatic washing machine.

### Lounge



A lovely main reception room, with various power points, TV aerial point, coving to the ceiling, ceiling light point, radiator and three uPVC double glazed windows, looking out to the bowling green below.

### Bedroom One



The main double bedroom has three uPVC double glazed windows looking out onto the bowling green, along with various power points, ceiling light point and a radiator.

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## Details



### Bedroom Two



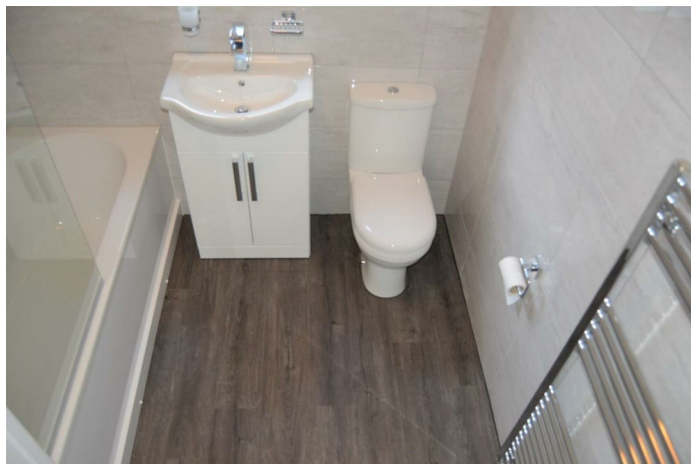
This double room has three uPVC double glazed windows looking down onto the rear garden. There is a central ceiling light point along with various power points and a radiator.

### Bedroom Three



A particular good sized third double bedroom, with two uPVC double glazed windows looking out onto the bowling green, along with central ceiling light point and a radiator.

### House Bathroom



Having a modern white suite comprising of; low flush WC, vanity hand basin with high gloss storage cupboard beneath and chrome mono block tap over, there is a paneled bath with matching mono block mixer tap and overhead mains fed shower. The walls are tiled with a contrasting tiled effect floor, a built in linen cupboard, extractor fan and a stylish wall mounted chrome ladder style heated towel rail.

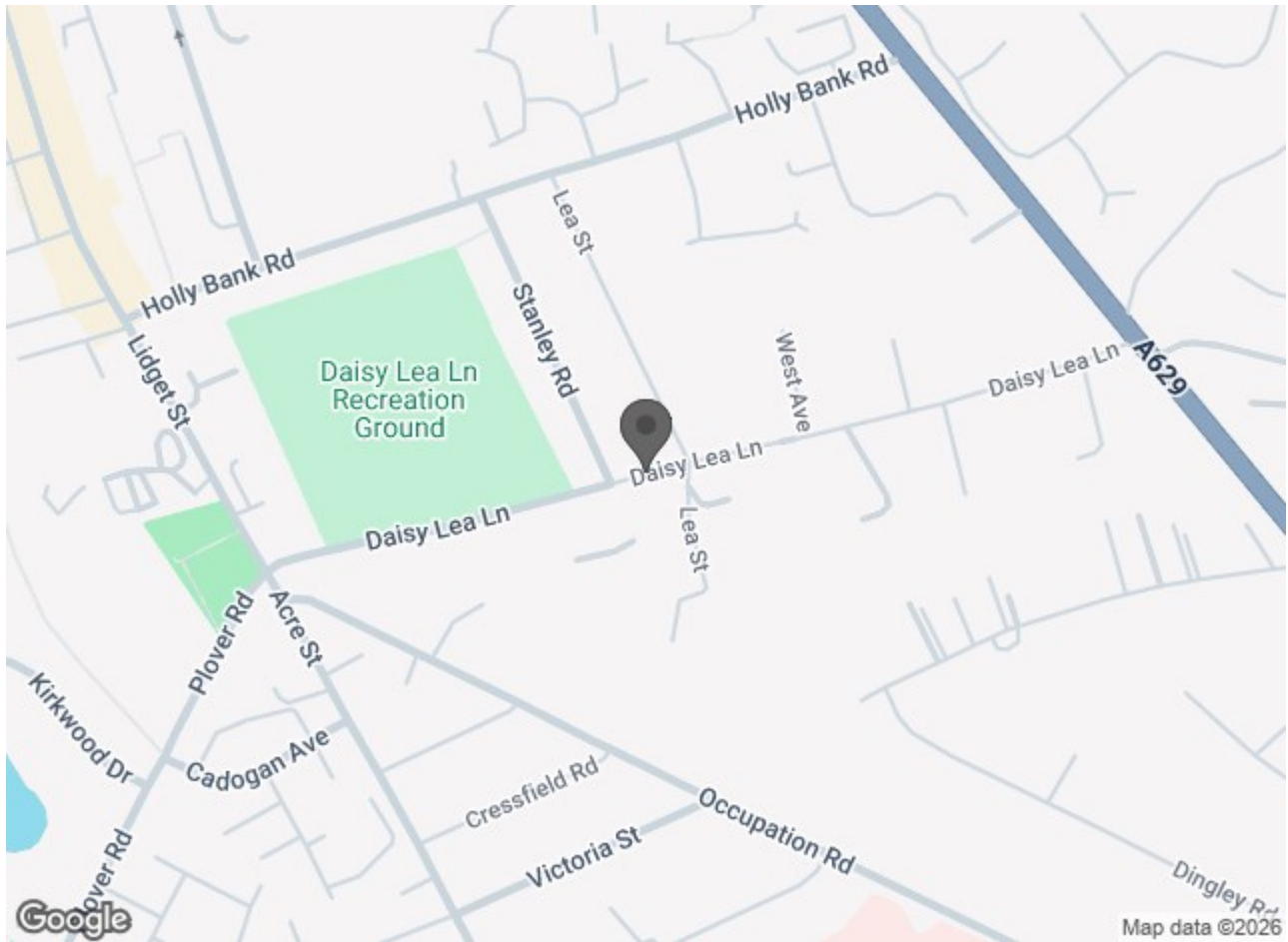
### External Details



To the front of the property there is a raised small lawned garden area with mature flower beds looking on to the bowling green, and to the rear, there is a large lawned garden which is mainly fenced and walled.

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Directions



## **Lindley Bowling Club. Daisy Lea Lane, Lindley Huddersfield, Yorkshire**

**Lettings Disclaimer** - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.