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King Street, Lindley Huddersfield, Yorkshire

£725 Per month

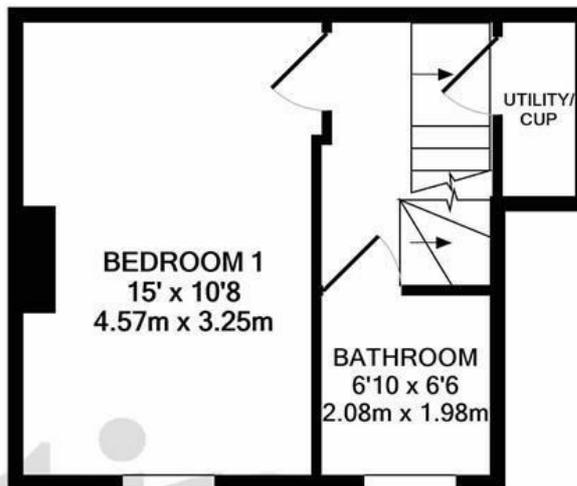
A very well appointed, two double bedroomed, back-to-back, front terrace located only a short distance from the centre of Lindley with its array of bars and restaurants. The property has ease of access to the hospital and excellent local transport networks. An early inspection is advised to appreciate the standard of presentation. With a gas fired central heating system and majority double glazing (except basement). The accommodation is arranged over three levels with an additional useful basement and comprises entrance hall, open plan living kitchen (remodelled during recent times) with integrated appliances and, on the first floor, a utility/store, a double bedroom and contemporary stylish bathroom and, on the top floor, a second large double bedroom. Externally, there is an enclosed garden area to the front of the property.

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Floorplan



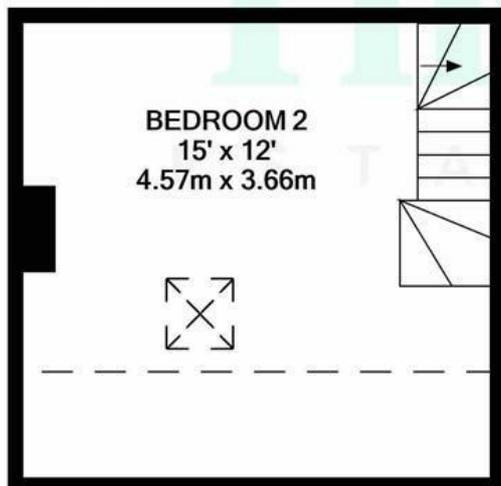
GROUND FLOOR
APPROX. FLOOR
AREA 220 SQ.FT.
(20.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 238 SQ.FT.
(22.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 681 SQ.FT. (63.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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TOP FLOOR
APPROX. FLOOR
AREA 223 SQ.FT.
(20.7 SQ.M.)

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Details



Entrance Hall

An external uPVC door gives access to the entrance hall which has decorative feature tiling to the floor, a feature period archway and a radiator. A door opens into the living kitchen.

Living Kitchen



As is evident from the photography, this room is presented to a very high standard with the kitchen having been updated in more recent times. A feature has been made of the former fireplace with beautiful, exposed brick and stonework and a feature stone mantle. The fitted kitchen comprises units to high and low level with working surfaces, brick style tiled surrounds, Blanco sink with single drainer and extendable mixer tap above. There is a Bosch 5-ring gas hob and matching oven beneath along with a Bosch canopy style illuminated filter hood above, a free standing Bosch fridge freezer, an integrated AEG dishwasher and a wine cooler. The room is presented to a very high standard with a double glazed window to the front elevation, a radiator and access down to the basement.

Basement

Comprising two rooms, one being the keeping cellar with a period sink and a radiator. With single glazed windows to the front elevation and an adjoining single room, ideal for household storage, etc. Having power, lighting and water supply, this area could be utilised as a utility/washroom.

First Floor Landing

From the entrance hall, a staircase rises to the first floor landing, which has a radiator. A further staircase rises to the

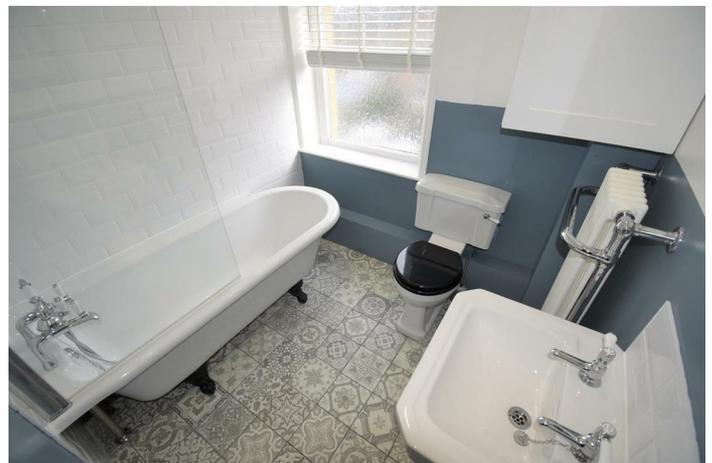
top floor, second double bedroom. By extending over the archway, the property has a useful utility cupboard which also has plumbing for an automatic washing machine, useful built-in shelving and a radiator.

Bedroom One



This superbly sized double bedroom has a cast iron fireplace to the chimney breast, a double glazed window to the front elevation and a radiator.

Bathroom



Having a white, 3-piece suite comprising a low level WC, pedestal hand basin with tiled splash-back and a roll top bath with mixer tap and shower attachment, as well as an overhead circular, waterfall style shower fitting. There is a combination radiator/towel heater. Concealed in a storage cupboard is the Ideal condensing boiler, which was installed

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Details



in 2020. There is feature floor tiling around the bath, full height brick style tiling and a double glazed window with obscured glazing.

Bedroom Two



From the landing, a staircase rises to the top floor bedroom. This very sizeable double room makes a feature of the exposed beams within the angled ceiling, along with a Velux window, two wall light points and a radiator.

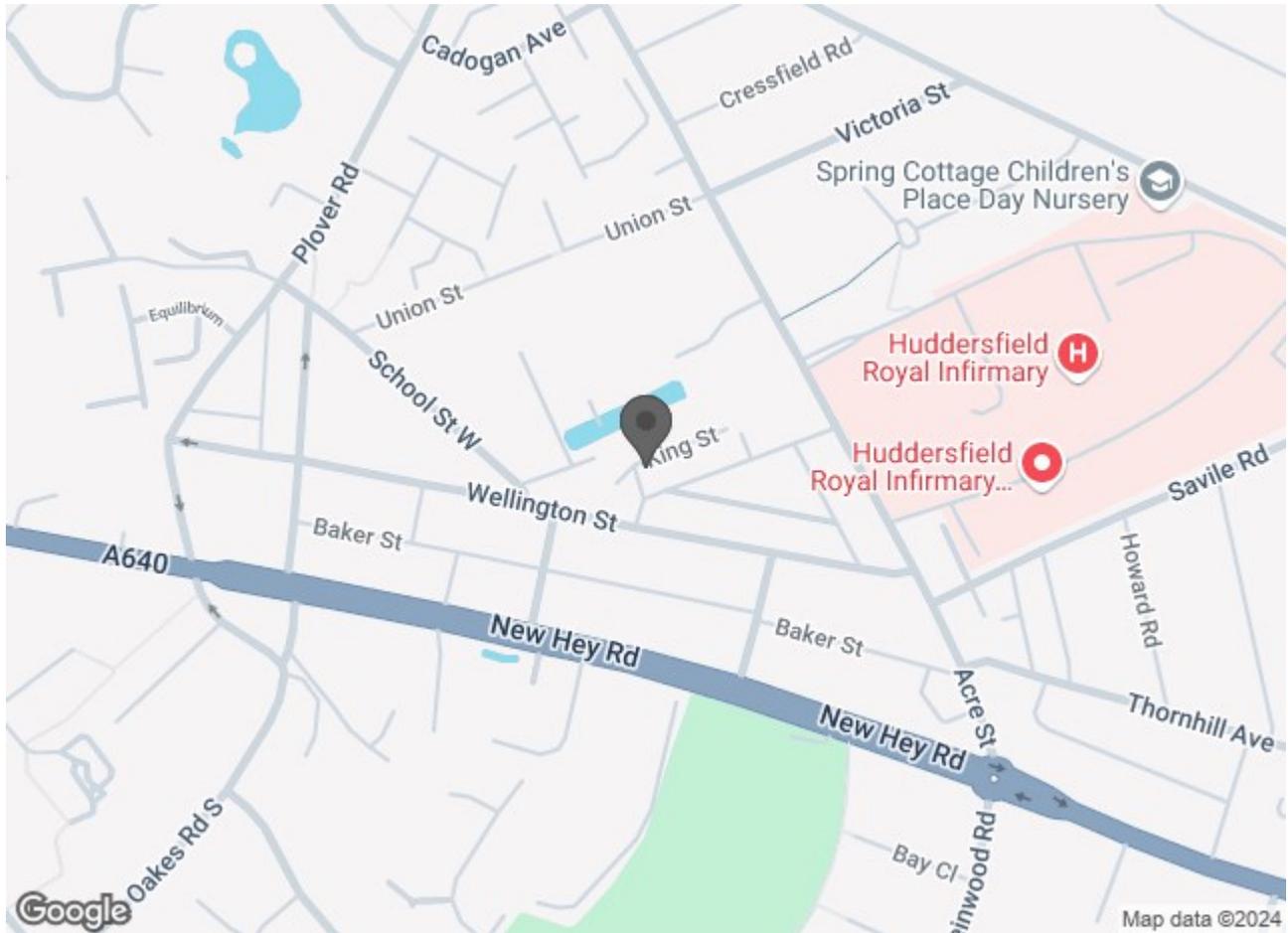
External Details



Being a front terrace, the property has its own enclosed garden with perimeter walling and fencing. Stone flags form a pleasant seating area ideal for tubs and pots, as well as barbecuing. King Street has resident permit parking.

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Directions



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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.