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Lidget St, Lindley Huddersfield, Yorkshire

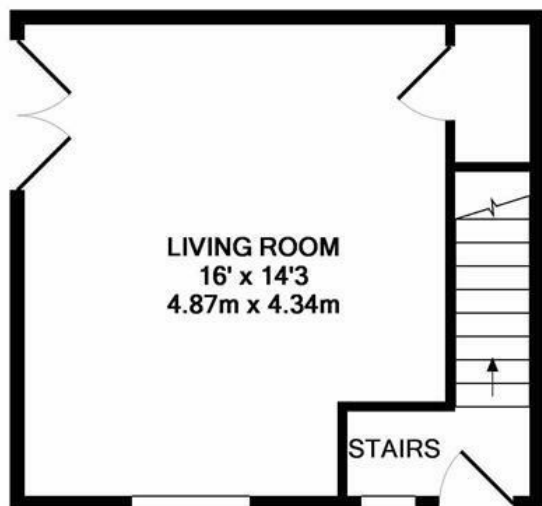
£1,100 Per month

Formerly the Old Joiners' Workshop, is this fantastic conversion of two modern, stone built, end terraced cottages. Finished to a high standard by, offering flexible accommodation over three floors, incorporating entrance hall, open plan living, high quality kitchen with integrated appliances and French doors leading onto an India slate patio. To the first floor there is a house bathroom, lounge and, to the second floor, there are two further bedrooms. The property enjoys an alarm system, gas central heating and is fully uPVC double glazed. Throughout the property there are TV aerial points, downlights to the ceiling, views to the rear towards Grimescar and beyond. The property may well prove suitable to the professional couple looking to access Lindley and it's various bars and restaurants, and the M62 motorway network, serving both Leeds and Manchester city centres respectively.

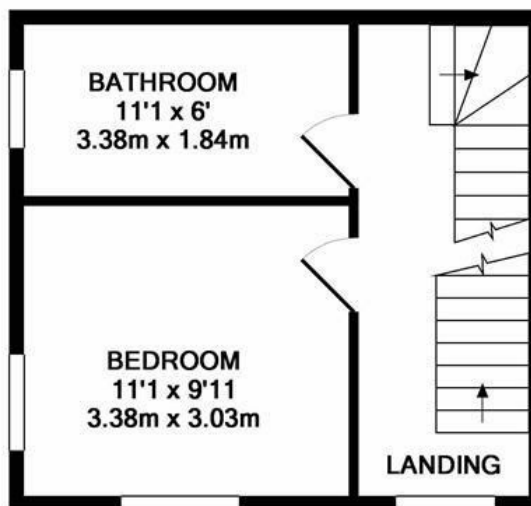
****Disclaimer**** There is currently a tenant living in the property with their furniture and appliances have been used.

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Huddersfield, Yorkshire

Floorplan



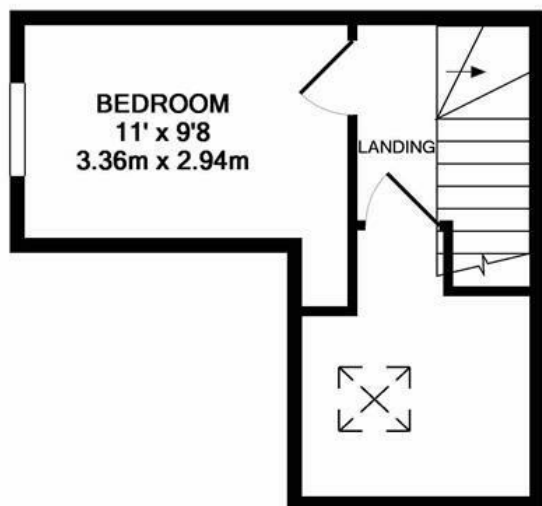
GROUND FLOOR
APPROX. FLOOR
AREA 273 SQ.FT.
(25.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 273 SQ.FT.
(25.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 742 SQ.FT. (68.9 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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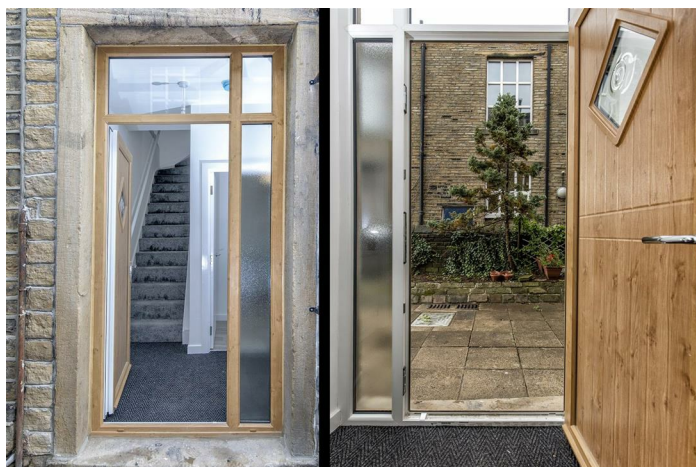
2ND FLOOR
APPROX. FLOOR
AREA 196 SQ.FT.
(18.2 SQ.M.)

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Details



Entrance Hall



A composite style door with double glazed insert and matching double glazed side panel opens to the entrance vestibule where there is a ceiling light point and a radiator. A staircase rises to the first floor.

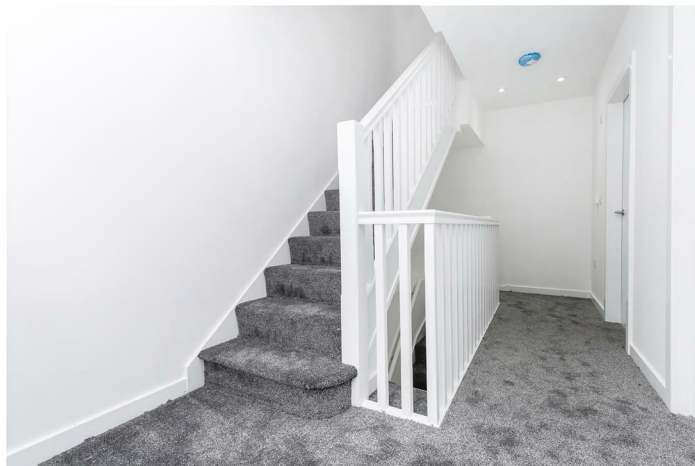
Living Kitchen



The kitchen has a range of modern high gloss base cupboards, drawers, granite style work tops with matching upstands and wall cupboards over. There are integrated appliances, including split level hob and oven with overlying extractor hood, and plumbing for an automatic washing machine. There is an inset one and a half bowl stainless steel sink unit with overlying mixer tap. Natural light comes from the side elevation via two uPVC double glazed windows, and there are inset downlights to the ceiling. The kitchen continues into the living area by way of attractive Karndean

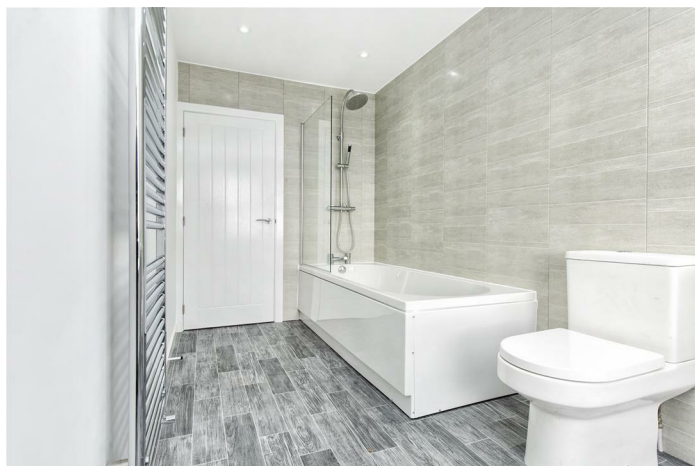
style flooring, where there is a large, useful, walk-in, under-stairs store cupboard, two central ceiling light points, TV aerial point and a radiator. A pair of French, uPVC double glazed doors lead out to the Indian slate patio beyond.

First Floor Landing



A staircase rises from the entrance hall to the first floor landing, where there are inset downlights to the ceiling, a radiator and a uPVC double glazed window to the side elevation. A balustrade and spindle staircase continues up to the second floor.

House Bathroom



Having a modern white suite comprising low flush WC and pedestal hand-basin with chrome monobloc tap over. There is a panelled bath with matching monobloc tap and overlying mains fed shower. The room enjoys a contemporary style

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Details



finish with high quality walling and contrasting Karndean style floor. There are inset downlights to the ceiling, an extractor fan and a wall-mounted, chrome, ladder style heated towel rail. A uPVC double glazed window allows light from the rear elevation.

Lounge



This useful room has been designed for a multitude of uses and could well be utilised as a living room or second double bedroom. There are inset downlights to the ceiling, various power points, a TV aerial point and a radiator. Natural light comes from two elevations, courtesy of uPVC double glazed windows.

Second Floor Landing

From the landing a balustrade and spindle staircase rises to the second floor, where the landing has a ceiling light point and power points. From here a timber panelled door takes us through to the bedrooms.

Bedroom Two



This double room has a useful, under-stairs store cupboard, and an alcove area, perhaps suitable for storage. There is a uPVC double glazed window looking out towards Grimescar, inset downlights to the ceiling and a radiator.

Bedroom Three / Study



This room has a Velux double glazed window to the ceiling, along with an array of inset downlights, power points, TV aerial points and radiators.

External Details

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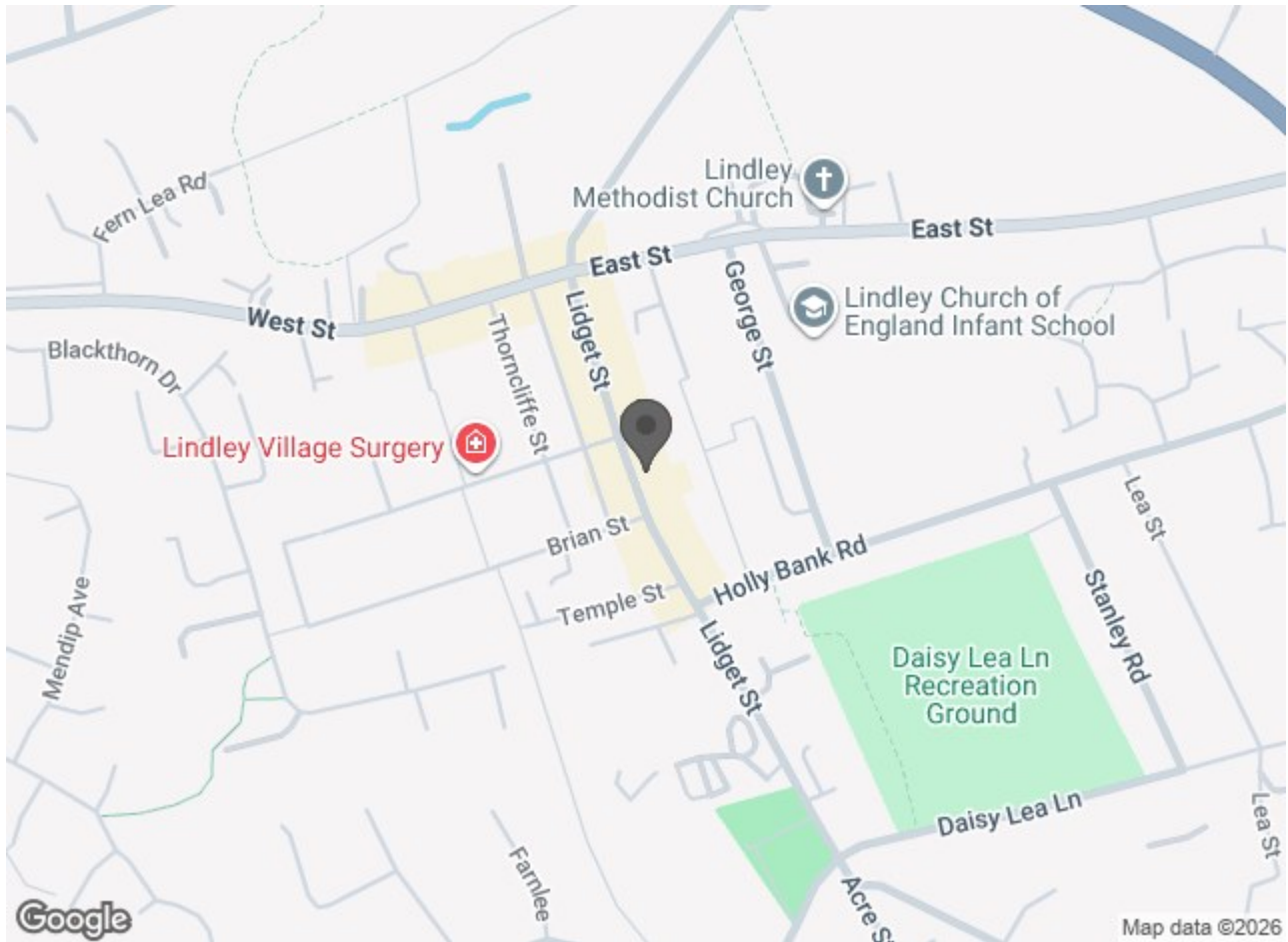
Details



To the rear of the property a pair of French, uPVC double glazed doors lead out to an Indian slate flagged patio area.

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Directions



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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.
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