



Applegate
Properties



- End Corner Terrace
- Over Four Floors
- Immaculate contemporary interior
- Close to village amenities

King Street, Lindley, Huddersfield, HD3 3EZ

Offers in the Excess of £175,000

A superbly presented and fully modernised end terrace affording spacious three bed/two bath accommodation over four floors with patio garden close to popular Lindley village amenities.



PROPERTY DESCRIPTION

Nestled in the vibrant Lindley village, this contemporary three-bedroom end corner terrace boasts modernised accommodation across four floors. The welcoming ground floor features a sophisticated living room, complete with an integrated media unit, setting the stage for relaxation and entertainment. Descend to the lower ground floor to discover the heart of the home: a stunning dining kitchen equipped with modern units and appliances, complemented by a separate utility store for added convenience.

The first floor houses two well-proportioned bedrooms, including a spacious double, and a sleek, contemporary bathroom with modern fixtures. The top floor reveals a luxurious attic bedroom, offering privacy and comfort, complete with an en-suite shower room. This unique living space is further enhanced by a raised patio garden, ideal for outdoor leisure, and the benefit of permit parking.

Located a stone's throw from the bustling heart of Lindley village, this property is perfectly positioned for enjoying local shops, restaurants, and amenities. The nearby hospital adds to the convenience, making it an ideal home for professionals and families seeking a blend of modern living in a desirable village setting.

EPC: E

Tenure: Freehold

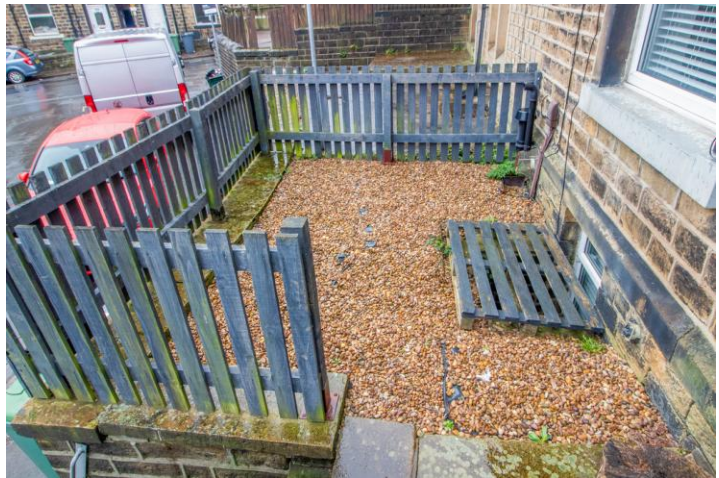
Council Tax Band: A

Parking: we are advised that Permit Parking is available on King Street, subject to application, fees and availability

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.



I



Approx Gross Internal Area
95 sq m / 1025 sq ft



Lower Ground Floor
Approx 26 sq m / 284 sq ft

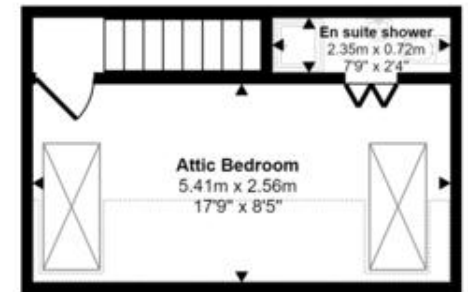
□ Denotes head height below 1.5m



Ground Floor
Approx 25 sq m / 269 sq ft



First Floor
Approx 25 sq m / 271 sq ft



Second Floor
Approx 19 sq m / 201 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Copyright: Drawing by Applegate Properties

Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED