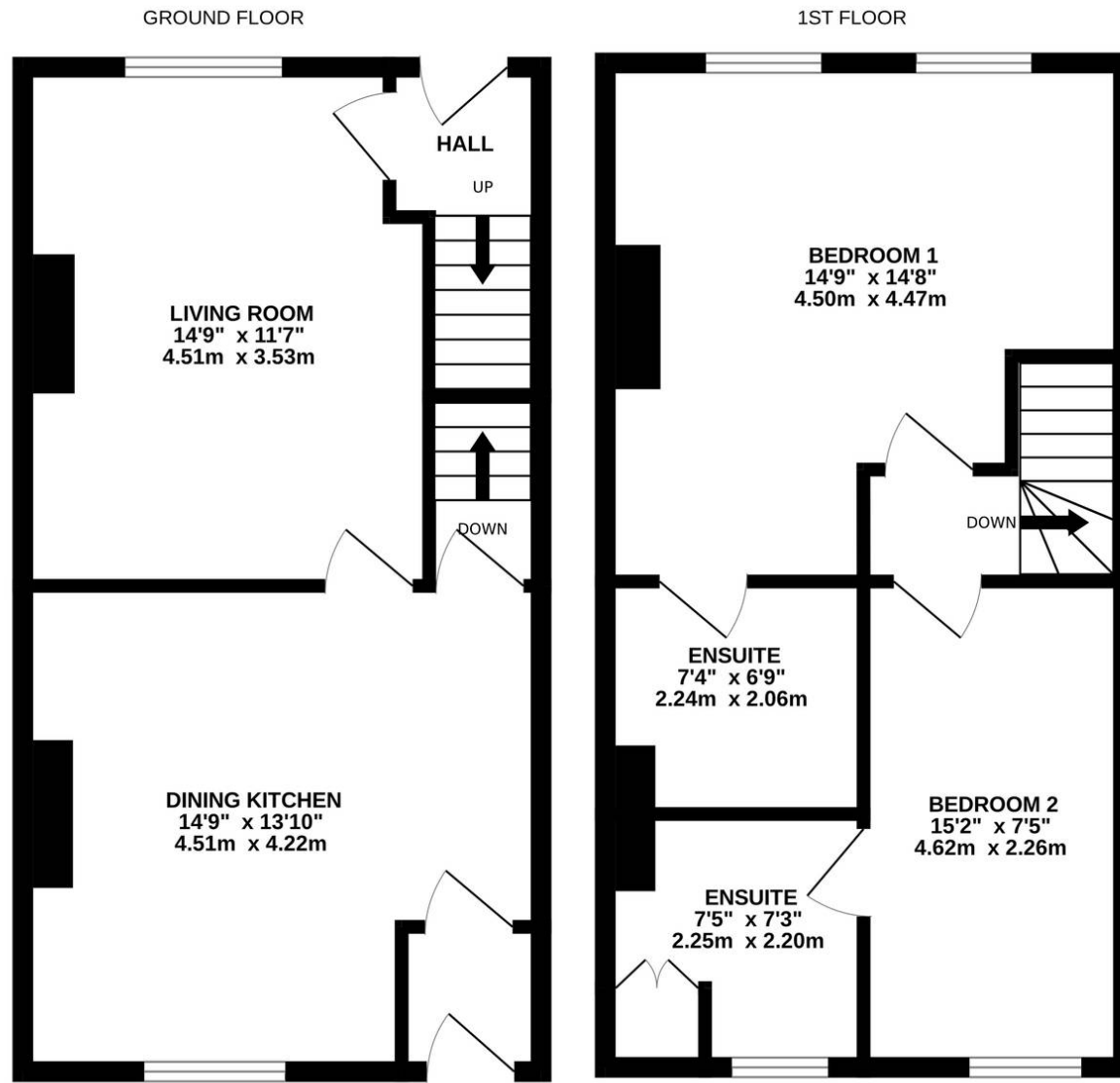




**5 Victoria Street, Lindley**  
Huddersfield

In Excess of **£170,000**



VICTORIA STREET

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## 5 Victoria Street

Lindley, Huddersfield

Available with vacant possession and no onward chain, is this spacious inner through terraced house which has well proportioned rooms including two bedrooms both with en suite bathrooms.

Property is located within this popular and well regarded residential area close to Lindley's varied amenities including shops, restaurants, bars, hospital, junior and infant school, and just a short drive from junction 24 of the M62.

The accommodation is served by a gas central heating system, pvcu double glazing and briefly comprises to the ground floor entrance lobby, living room, dining kitchen and rear lobby. Basement with a cellar. First floor, two double bedrooms both with en suite bathrooms. Externally there are low maintenance gardens to front and rear together with on street permit parking.





### **Ground Floor**

Entrance lobby with a pvcu door, staircase rising to the first floor and to one side the door opens into the living room.

### **Living Room**

14' 9" x 11' 7" (4.50m x 3.53m)

A well proportioned reception room which has a pvcu double glazed window looking out over the front garden, there is a ceiling light point, ceiling coving, deep skirting boards and as the main focal point of the room, a stone fireplace. To the rear of the living room a door gives access to the dining kitchen.

### **Dining Kitchen**

14' 9" x 13' 10" (4.50m x 4.22m)

Another well proportioned room situated to the rear of the property with a pvcu double glazed window, two ceiling light points, ceiling coving, tiled floor and fitted with a range of base and wall cupboards, drawers, overlying timber effect work tops with tiled splashbacks, wall mounted Baxi gas fired central heating boiler, four ring gas hob with extractor hood over and electric oven beneath, integrated dishwasher and plumbing for automatic washing machine. From the dining kitchen a door gives access to a rear lobby.

### **Rear Lobby**

4' 2" x 4' 0" (1.27m x 1.22m)

With pvcu door leading to the rear garden.

### **Basement**

This is accessed from the dining kitchen where there is a useful keeping cellar.



## Landing

With ceiling light point and providing access to the following...

## Bedroom One

14' 9" x 14' 8" (4.50m x 4.47m)

A double room with two pvcu double glazed windows providing plenty of natural light, there is a ceiling light point, ceiling coving and a door giving access to an en suite bathroom.

## En suite

7' 4" x 6' 9" (2.24m x 2.06m)

Having floor to ceiling tiled walls and fitted with a suite comprising, panelled bath with glazed shower screen and electric shower fitting over, pedestal wash basin and low flush WC.

## Bedroom Two

15' 2" x 7' 5" (4.62m x 2.26m)

A double room, pvcu double glazed window looking out to the rear, to one side the door gives access to an ensuite bathroom.

## En suite

7' 4" x 7' 3" (2.24m x 2.21m)

With a frosted pvcu double glazed window, linen cupboard, floor to ceiling tiled walls and fitted with a suite comprising panelled bath fitted with glazed shower screen and electric shower fitting over, pedestal wash basin and a low flush WC.

## Garden

Stone gate post with a timber hand gate opens onto a flagged pathway which provides access to the main entrance and adjacent to this there is an area of timber decking together with planted trees and Shrubs. To the rear there is a tarmac fenced garden area.

## Parking

The property has on street Permit parking



**VIEWING** For an appointment to view, please contact the Huddersfield Office on 01484 651878

**BOUNDARY OWNERSHIP** The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors

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Monday to Friday - 8:45 am to 5:30 pm

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## Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

[huddersfield@simonblyth.co.uk](mailto:huddersfield@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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