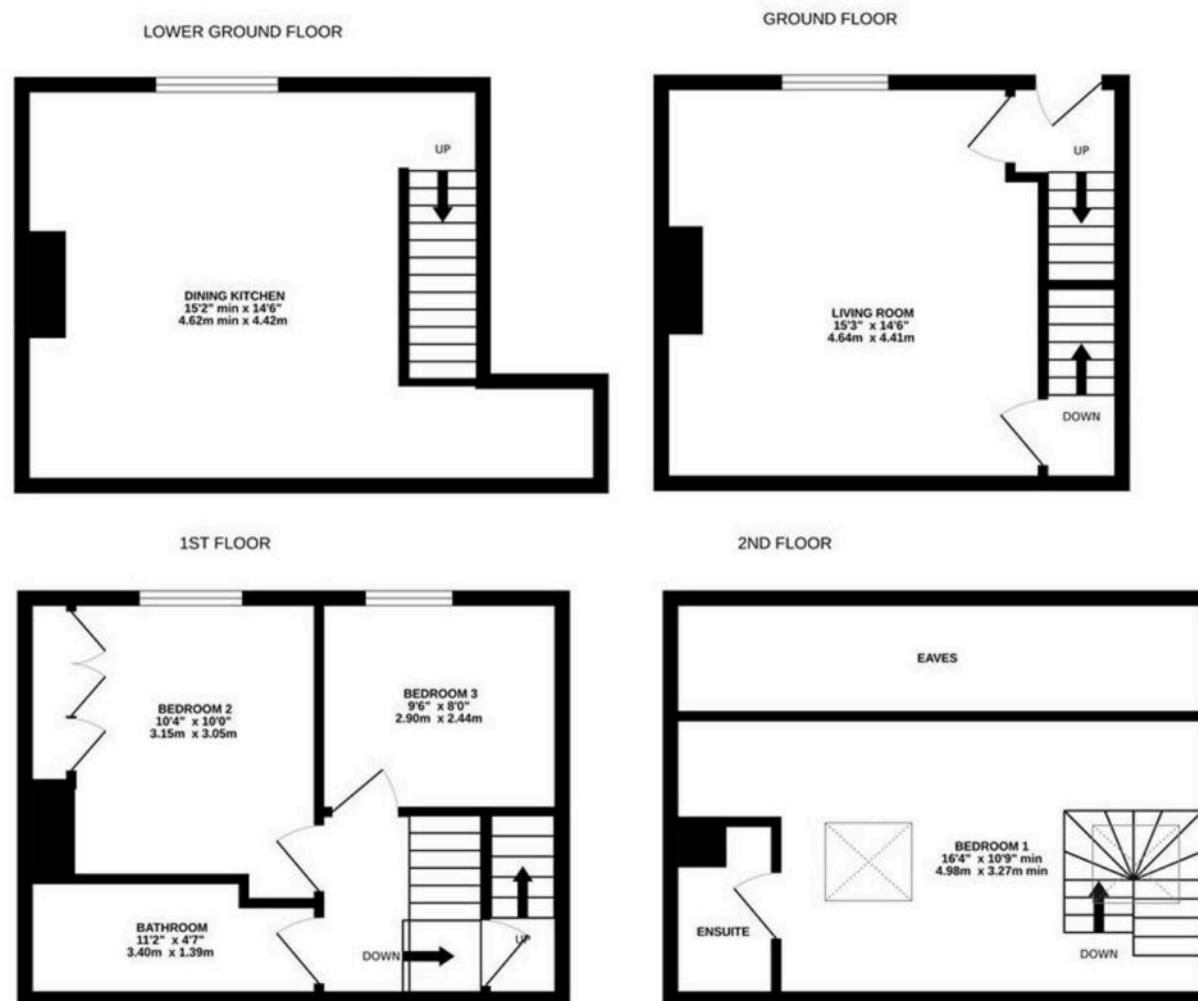




24 West Street, Huddersfield
Huddersfield

£150,000



WEST STREET

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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24 West Street

Huddersfield

An attractively presented front facing terraced house with a generous level of accommodation arranged over four floors and located within walking distance of vibrant Lindley centre with shops, restaurants, bars, junior and infant school and minutes from J24 of the M62.

The property has accommodation served by a gas central heating system and PVCu double glazing, and briefly comprising to the ground floor: living room, lower ground floor; dining kitchen. First floor; two bedrooms and bathroom and to the second floor; master bedroom with ensuite. Externally there is on street parking and a small low maintenance garden.



ENTRANCE HALL

A PVCu and frosted double glazed door opens into an entrance lobby, this has a frosted PVCu double glazed window above the door, ceiling light point, cloaks rail, central heating radiator and at the foot of the stairs there is a feature arch. To one side a door opens into the living room

LIVING ROOM

Dimensions: 4.65m x 4.42m (15'3 x 14'6). PVCu double glazed window looking out of the front garden, there is a ceiling light, ceiling coving and central heating radiator and as the main focal point of the room there is a fireplace with timber surround, conglomerate marble inset and home to a flame effect electric fire resting on a conglomerate marble hearth. At the far end of the living room a door gives access to a staircase leading to the lower ground floor dining kitchen.

DINING KITCHEN

Dimensions: 4.62m x 4.42m (15'2 x 14'6). Another well proportioned room which has a timber and glazed window to the front elevation, inset ceiling spotlights, central heating radiator and fitted with a range base and wall cupboards, drawers, contrasting overlaying work tops with matching splashbacks, inset four ring gas hob with extractor hood over and with stainless steel electric oven beneath, there is plumbing for automatic washing machine, inset single drainer sink with mixer tap and a cupboard housing an IDEAL Logic gas fired central heating boiler. To the rear of the staircase there is a useful storage area with fitted shelving.



FIRST FLOOR LANDING

FIRST FLOOR LANDING With ceiling light point and a door to one side opening into a staircase rising to the second floor. From the landing access can be gained to the following: -

BEDROOM TWO

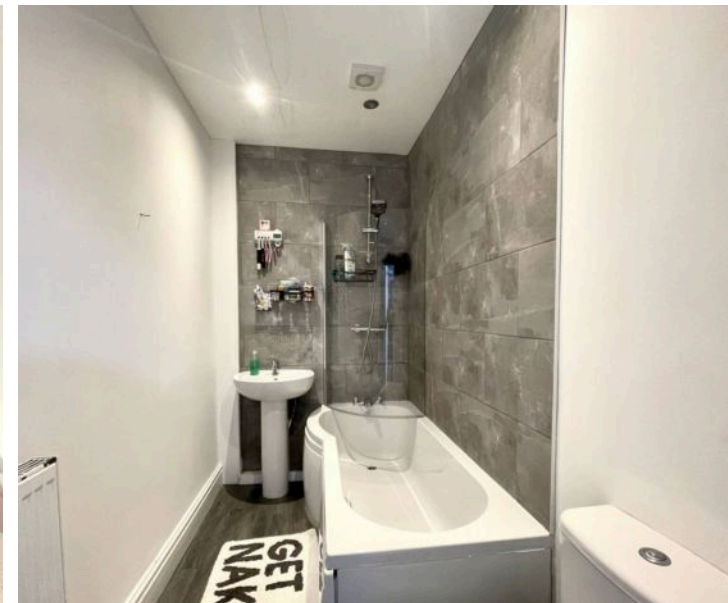
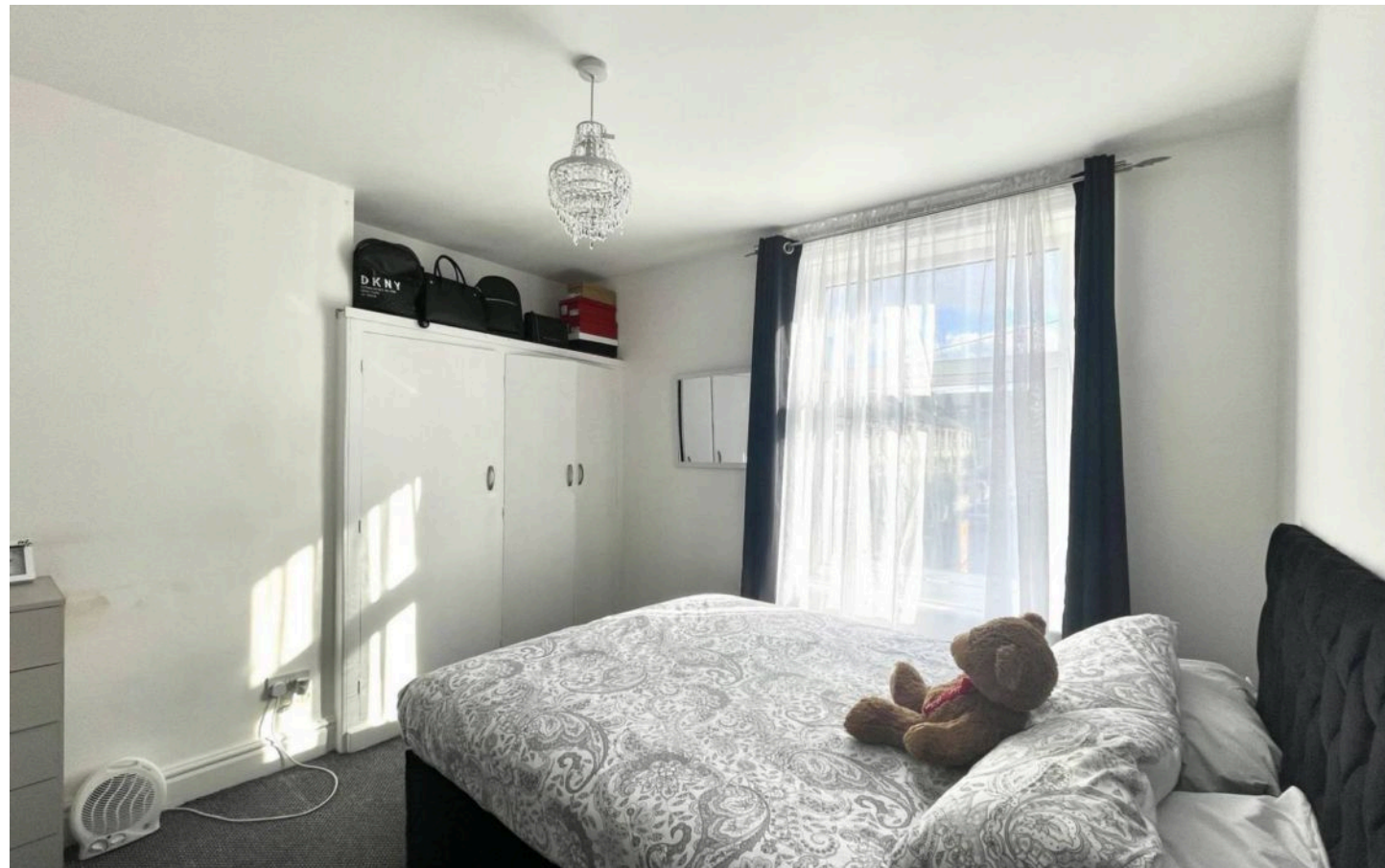
Dimensions: 3.15m min x 3.05m measured to wardrobes (10'4 min. This is situated adjacent to bedroom three and has PVCu double glazed window, ceiling light point, central heating radiator and to the right-hand side of the chimney breast there is a fitted wardrobe.

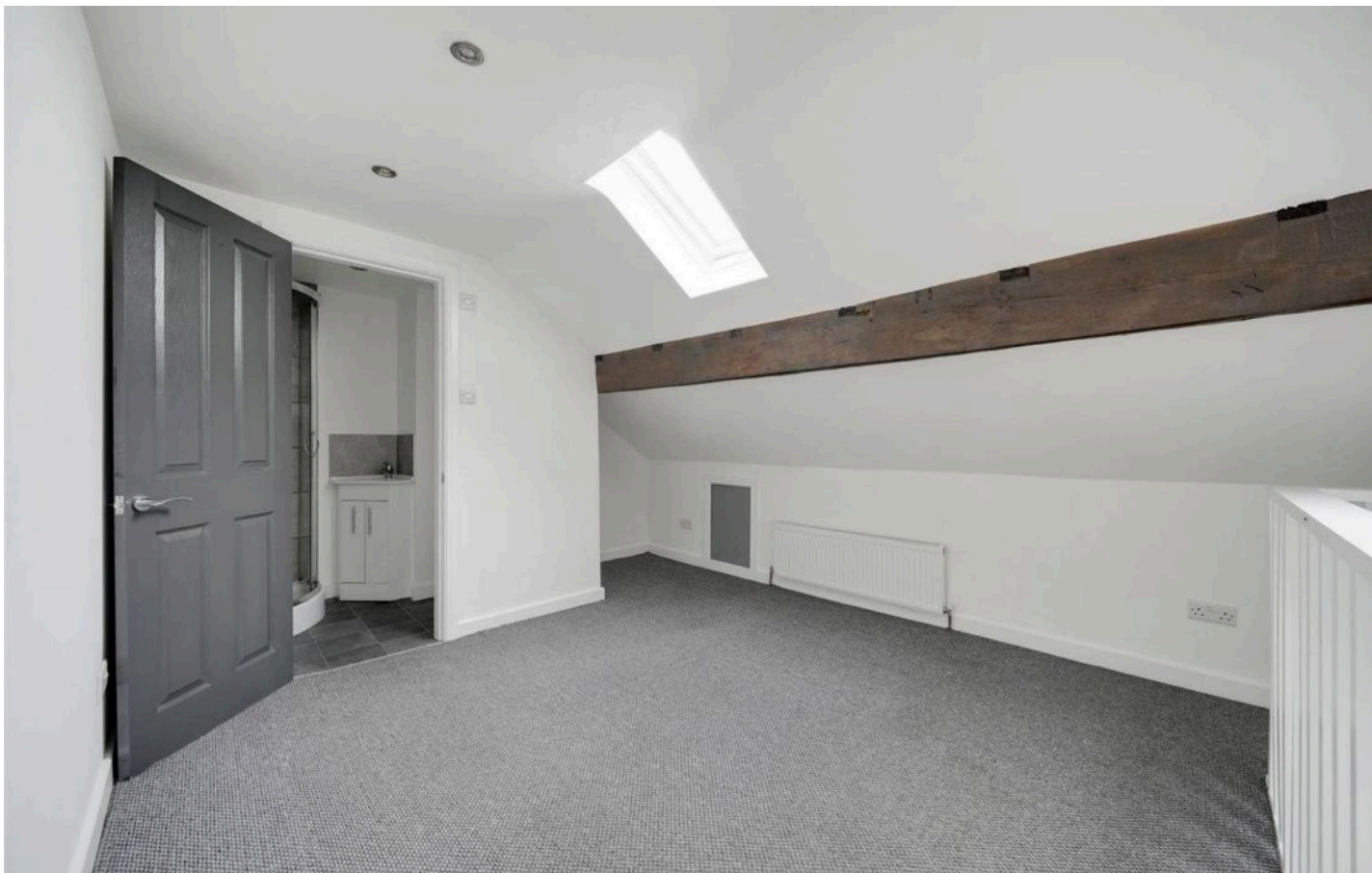
BEDROOM THREE

Dimensions: 2.90m x 2.44m (9'6 x 8'0). With a PVCu double glazed window looking out to the front, there is a ceiling light point, and central heating radiator.

BATHROOM

Dimensions: 3.40m x 1.40m (11'2 x 4'7). With inset ceiling downlighters, central heating radiator, part tiled walls and fitted with a modern white suite comprising; pedestal wash basin with chrome monobloc tap, low flush w.c. and teardrop panelled bath with curved shower screen and chrome shower fitting over.





SECOND FLOOR BEDROOM ONE

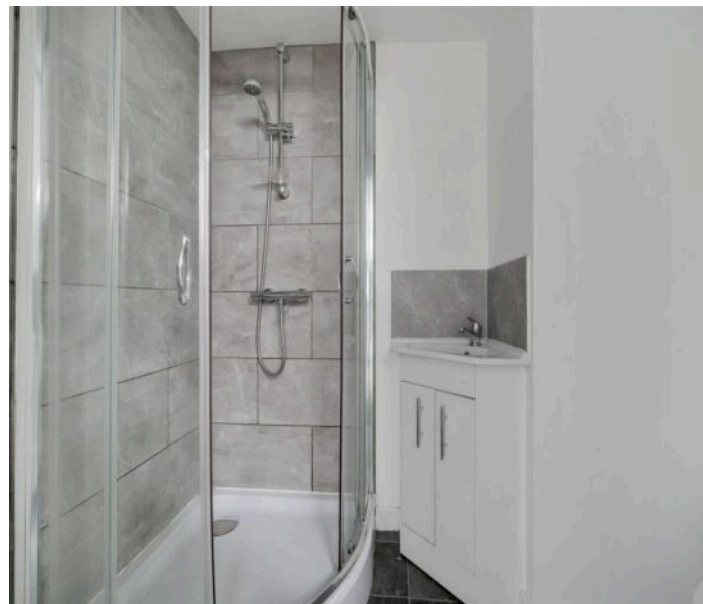
Dimensions: 4.98m x 3.28m max (16'4 x 10'9 max). This measurement includes the staircase and having two Velux double glazed windows, inset ceiling downlighters, central heating radiator and to one side a door gives access to an ensuite shower room.

ENSUITE SHOWER ROOM

Dimensions: 2.06m x 1.22m (6'9 x 4'0). With inset ceiling downlighters, extractor fan, chrome ladder style heated towel rail and fitted with a suite comprising; corner vanity unit incorporating wash basin with chrome monobloc tap and tiled splashback, low flush w.c. and corner shower cubicle with chrome shower fitting.

EXTERNAL

There is a low maintenance predominantly flagged garden to the front with stone gate posts and a timber hand gate opening on to a flagged pathway leading to the main entrance. The property has on street 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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