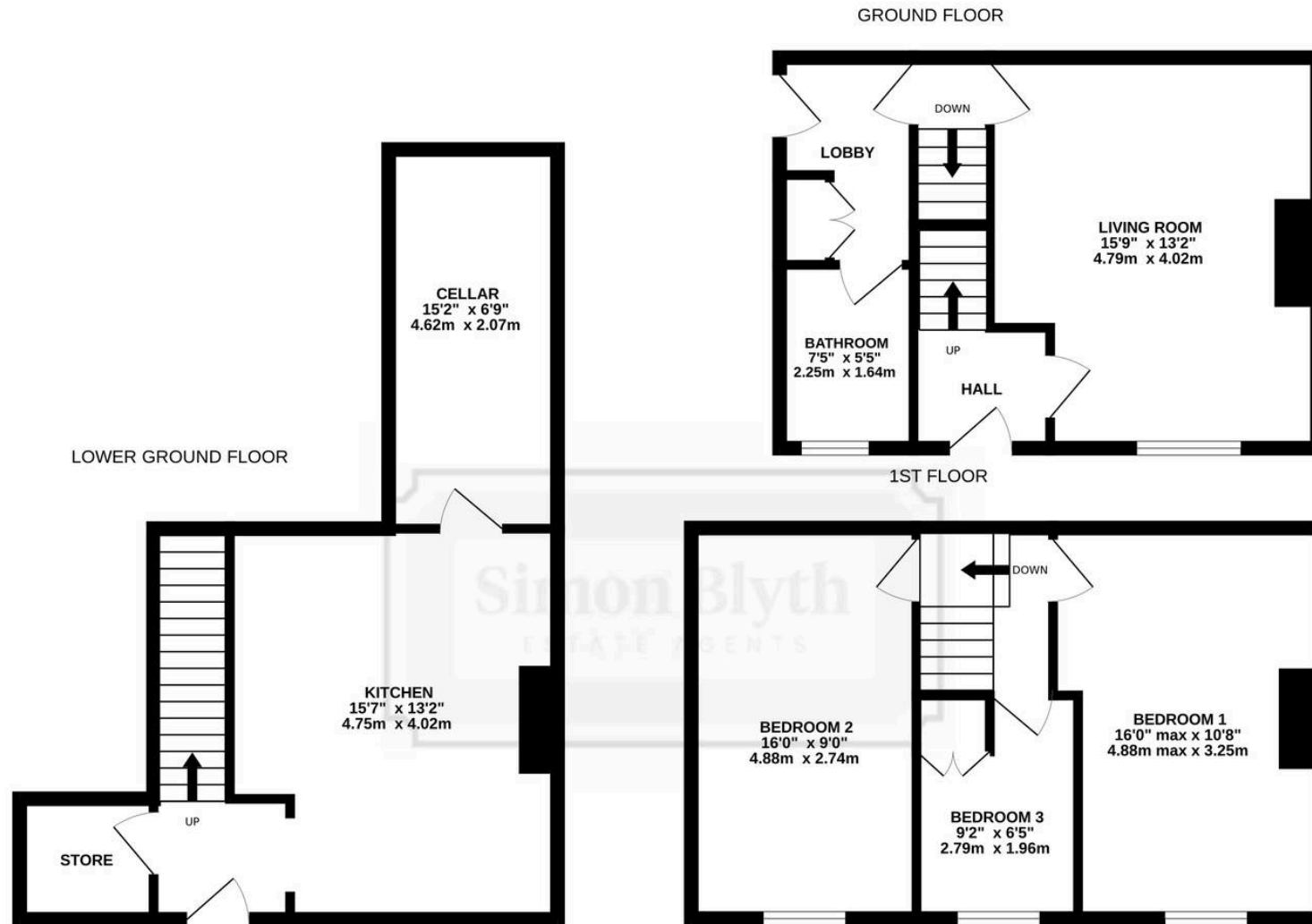




53 Thorncliffe Street, Lindley
Huddersfield

Offers Over **£110,000**



THORNCLIFFE 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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53 Thorncliffe Street

Huddersfield

***Best and Final Offers to be received by Midday
Friday 11th of April***

Available with vacant possession, a spacious and well proportioned double fronted, front facing terraced house with accommodation arranged over three floors.

The property is situated within walking distance of Lindley's varied amenities including shops, restaurants and bars together with Junior and infant school and just a short drive from J24 of the M62.

The accommodation is served by a gas central heating system, pvcu double glazing but will require a general program of modernisation and updating. Briefly comprising to the ground floor entrance lobby, living room, side entrance lobby and bathroom. Basement with dining kitchen and vaulted keeping cellar. First floor landing leading to three bedrooms.





Entrance Lobby

With a pvcu double glazed and frosted door with frosted pvcu double glazed window over, ceiling light point, central heating radiator and Parquet floor with steps rising to the first floor. To one side a door opens into the living room.

Living Room

15' 9" x 13' 2" (4.80m x 4.01m)

A well proportioned reception room which has a pvcu double glazed window, ceiling light point, ceiling coving, two wall light points, central heating radiator, chimney breast with inset coal effect gas fire and artificial stone fireplace, extending to either side of the chimney breast with display niches. From the living room a door gives access to an inner lobby with ceiling light point and steps leading down to the lower ground floor kitchen and a further door opening into a side lobby.

Side Lobby

8' 6" x 5' 5" (2.59m x 1.65m)

This has a pvcu door giving access to the passage way, ceiling light point and fitted cupboards, one of which houses the hot water cylinder. From here a door opens into the bathroom.



Bathroom

7' 5" x 5' 5" (2.26m x 1.65m)

With a frosted pvcu double glazed window, ceiling light point, tiled walls, central heating radiator and fitted with a suite comprising panelled bath, pedestal wash basin and low flush WC.



Lower Ground Floor

Lobby with a pvcu door giving access to a part covered area with steps rising to Thorncliffe Street. There is a ceiling light point, central heating radiator, gas and electric meters. To one side a door gives access to a store.

Store

5' 5" x 3' 9" (1.65m x 1.14m)

Dining Kitchen

This has a large pvcu double glazed window, central heating radiator, beamed ceiling with two ceiling light points, tiled floor, central heating radiator and to the right hand side of the chimney breast there is a fitted sink with tiled splash back and cupboards beneath, whilst to the rear elevation there is a fitted dresser unit with base and wall cupboards, drawers, leaded and glazed display cupboards and worktop. From the kitchen a door gives access to a vaulted cellar.

Cellar

15' 2" x 6' 9" (4.62m x 2.06m)
With stone table and wall light.

First Floor Landing

With ceiling light point. From the landing access can be gained to the following..-

Bedroom One

16' 0" x 10' 8" (4.88m x 3.25m)

With pvcu double glazed window, central heating radiator, ceiling light point, laminate flooring and chimney breast.

Bedroom Two

16' 0" x 9' 0" (4.88m x 2.74m)

Another good sized room which has pvcu double glazed window, ceiling light point, loft access, central heating radiator and laminate flooring.

Bedroom Three

9' 2" x 6' 5" (2.79m x 1.96m)

With a pvcu double glazed window, ceiling light point, central heating radiator, laminate flooring and with cupboard over the Bulk head Housing a Baxi wall mounted gas fired central heating boiler.

Parking

The property has on street parking. There is also a small flagged area for bin storage and steps leading to the lower ground floor.



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

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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