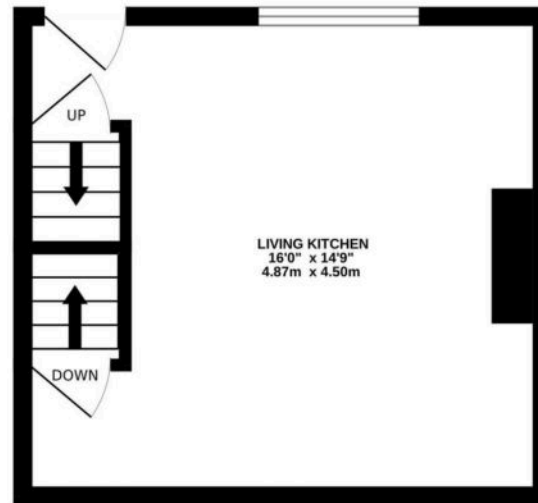




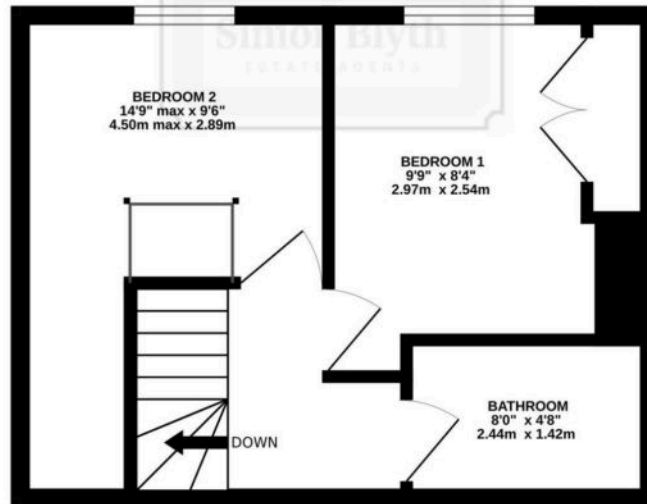
Wellington Street, Lindley, Huddersfield
Huddersfield

Offers in Region of **£114,500**

GROUND FLOOR



1ST FLOOR



WELLINGTON 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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155 Wellington Street

Huddersfield, Huddersfield

Available with vacant possession and no onward chain, a stone built front facing terraced house located within a popular and established residential area close to a variety of amenities and accessible for M62.

The property would be ideal for someone looking to take their first steps on the property ladder or buy to let investor. Amenities include shops, restaurants and bars in Lindley, local gym at Heritage Mill, Huddersfield Royal Infirmary and supermarkets.

The accommodation is served by a gas central heating system, pvcu double glazing and briefly comprises to the ground floor living kitchen with integrated appliances. Basement with cellar. First floor landing leading to two bedrooms and bathroom. Externally there is a small garden area to the front and on street permit parking.



Living Kitchen

14' 9" x 26' 0" (4.50m x 7.92m)

With pvcu door with frosted pvcu double glazed window above and adjacent to the door there is a pvcu double glazed window which provides plenty of natural light. There is a ceiling light, ceiling coving, two central heating radiators, tiled floor and as the main focal point of the room there is feature stone fireplace which is home to an electric flame effect fire and to the left hand side of the chimney breast there is a fitted desk with storage beneath. Across the rear elevation there are a range of base and wall cupboards, drawers, contrasting overlying worktops with tiled splash backs, inset single drainer stainless steel with chrome mixer tap, four ring gas hob with extractor hood over and electric oven beneath, integrated fridge and beneath the staircase a bi fold door gives access to stone steps which lead down to a cellar and fuel store.



Cellar

With stone flagged floor, ceiling light and plumbing for automatic washing machine.

First Floor Landing

With ceiling light and loft access can be gained to the following rooms:-

Bedroom One

9' 9" x 8' 8" (2.97m x 2.64m)

With pvcu double glazed window, ceiling light point, central heating radiator, chimney breast and to the left hand side of the chimney breast there are fitted floor to ceiling cupboards.

Bedroom Two

14' 9" x 9' 6" (4.50m x 2.90m)

This is situated adjacent to bedroom one and has pvcu double glazed window, central heating radiator, deep recessed ideal for fitted wardrobes.

Bathroom

8' 0" x 4' 8" (2.44m x 1.42m)

With ceiling light, extractor fan, part tiled walls, central heating radiator and fitted with a suite comprising panelled bath with mixer tap incorporating hand spray, pedestal wash basin and low flush WC.

Garden

To the front of the property there is a small garden area together with wrought iron hand gate and stone flagged pathway leading to 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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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
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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OFFICE OPENING TIMES 7 DAYS A WEEK

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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