



**Thorncliffe House, Thorncliffe Street, Lindley
Huddersfield HD3 3LH**

welcome to

Thorncliffe House Thorncliffe Street, Lindley Huddersfield

The apartment is located in a beautifully converted chapel and renovated to a modern and high standard. The property offers plenty of light and space throughout and retains the original feel of the chapel. With a master bathroom and ensuite included, the property is perfect for families of all ages.



Property Details

Entrance

Front door leading to a good sized laminate floored hallway warmed by a wall heater. Doors lead to further rooms.

Open Plan Living Space

23' 1" x 11' 2" (7.04m x 3.40m)

Superb spacious living space is presented to a modern standard with laminate flooring and warmed by two radiators. The room is filled with lots of natural light from the skylight and arched windows to the side of the kitchen. There are ceiling spotlights throughout.

The kitchen area has a range of fitted base and wall units which comprise integrated appliances such as the electric oven and hob, sink unit with drainer and swan neck mixer tap. Marble effect worksurfaces, space for washing machine and fridge freezer.

Bedroom One

9' 10" x 9' 10" (3.00m x 3.00m)

Good sized carpeted bedroom warmed by a radiator. Ceiling spotlights and skylight giving plenty of natural light.

Ensuite

Shower room comprising corner shower cubicle with tiled walls and sliding doors. Wash hand basin with splashbacks and mixer tap, low flush W.C, heated towel warmer/radiator and shaver socket. Vinyl flooring.

Bedroom Two

11' 8" x 7' 11" (3.56m x 2.41m)

Good sized carpeted double bedroom with skylight, radiator, ceiling spotlights and fitted wardrobe.

Bedroom Three

6' 7" max into recess x 9' 6" (2.01m max into recess x 2.90m)

Generous sized carpeted double bedroom with ceiling spotlights and radiator.

Bathroom

Bathroom suite comprising bath with shower over, wash hand basin with mixer tap and vanity cabinet below, low flush W.C, extractor and radiator. Ceiling spotlights, part tiled walls and vinyl flooring.



view this property online williamhbrown.co.uk/Property/HDF113895



welcome to

Thorncliffe House Thorncliffe Street, Lindley Huddersfield

- Penthouse Apartment
- Beautiful Character Building Built In 1876
- Renovated to a modern style throughout
- Great location close to village centre
- Spacious, open plan living area

Tenure: Leasehold EPC Rating: Exempt

guide price

£140,000 - £150,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF113895

see all our properties on zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
HDF113895 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk