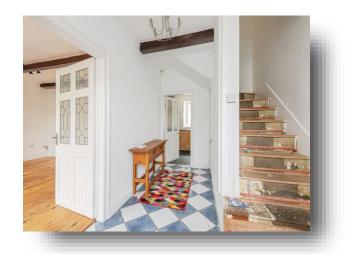


**Temple Street, HUDDERSFIELD HD3 3JG** 

# welcome to

# **Temple Street, HUDDERSFIELD**

Located in the centre of Lindley within catchment of Lindley Junior School, this fabulously spacious home on a no-through road with character, off-road parking and a detached garage, solar panels and no onward chain. Located close to the M62 networks and ideal for those upsizing or looking to invest













## **Entrance Hallway**

With tiled flooring, warmed by a central heating radiator and with an alarm system, access into the cellar,

## **Living Room**

15' 8" x 14' 7" ( 4.78m x 4.45m )

With pine flooring, beams, a feature fireplace with a wood burner, double glazed windows overlooking the front of the property and warmed by a central heating radiator.

#### Kitchen

9' 1" x 10' 11" ( 2.77m x 3.33m )

A kitchen on the ground floor with laminate flooring and an integral storage cupboard, with laminate worktops and a double glazed window overlooking the rear garden. With a double gas oven and hob, an extractor hood, a 1.5 sink with drainer, and space for appliances. Warmed by a central heating radiator. Opening into the dining room.

## **Dining Room**

9' 1" x 11' 6" ( 2.77m x 3.51m )

A separate dining room with a single glazed window to the side and double glazed French doors opening into the rear garden. With engineered wooden flooring and a central heating radiator.

#### Cellar

Ideal for additional storage space with an arched ceiling.

#### **Bedroom One**

14' 3" x 11' 3" To wardrobes ( 4.34m x 3.43m To wardrobes

With integrated wardrobes, a central heating radiator and two double glazed windows overlooking the front.

#### **Bedroom Two**

10' 8" x 9' 10" Maximum ( 3.25m x 3.00m Maximum ) With a double glazed window overlooking the front and warmed by a central heating radiator.

#### **Bedroom Three**

13' 8"  $\times$  9' 6" Into wardrobes ( 4.17m  $\times$  2.90m Into wardrobes )

A third bedroom with integrated wardrobes, a central heating radiator and two double glazed windows to the front.

#### **Bathroom**

The house bathroom on the first floor with tiled flooring, an integral cupboard housing the Ideal boiler, and a double glazed window overlooking the rear of the property. There is a three-piece suite including a low-flush W/C, a sink and a bath with a shower over, along with an extractor fan and a heated towel rail.

#### **Bedroom Four**

11' 2" x 7' 11" ( 3.40m x 2.41m )

On the second floor with integral wardrobes, a double glazed window to the front and warmed by a central heating radiator,

#### **Bedroom Five**

11' 2" x 8' 1" ( 3.40m x 2.46m )

With a double glazed window overlooking the front and warmed by a central heating radiator.

### **Bedroom Six Bedroom Six**

14' 1" x 8' 2" ( 4.29m x 2.49m )

With a central heating radiator and a double glazed window overlooking the front

## **Kitchen (second Floor)**

18' Max into recess x 9' 7" ( 5.49m Max into recess x 2.92m )

The second floor kitchen/diner has laminate worktops, two double glazed windows overlooking the rear, a sink with drainer, an extractor fan and an electric hob and oven, with space for other appliances. Warmed by a central heating radiator and with space for a dining table.

# **Bathroom (second Floor)**

A second bathroom with a three-piece suite including a low-flush W/C, a sink and a bath with a shower over. A double glazed window overlooks the rear and the room is warmed by a central heating radiator.





# welcome to

# **Temple Street, HUDDERSFIELD**

- In the centre of Lindley village
- Ample off-road parking and detached garage
- Solar panels
- Characterful features throughout
- Catchment for Lindley Junior School
- Private patio garden with stone-built storage
- Highly sought-after location
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: D

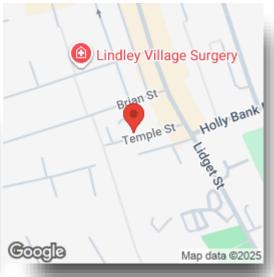
offers in excess of

£350,000









Please note the marker reflects the postcode not the actual property





Property Ref: HDF118046 - 0003 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 quidance 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

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.