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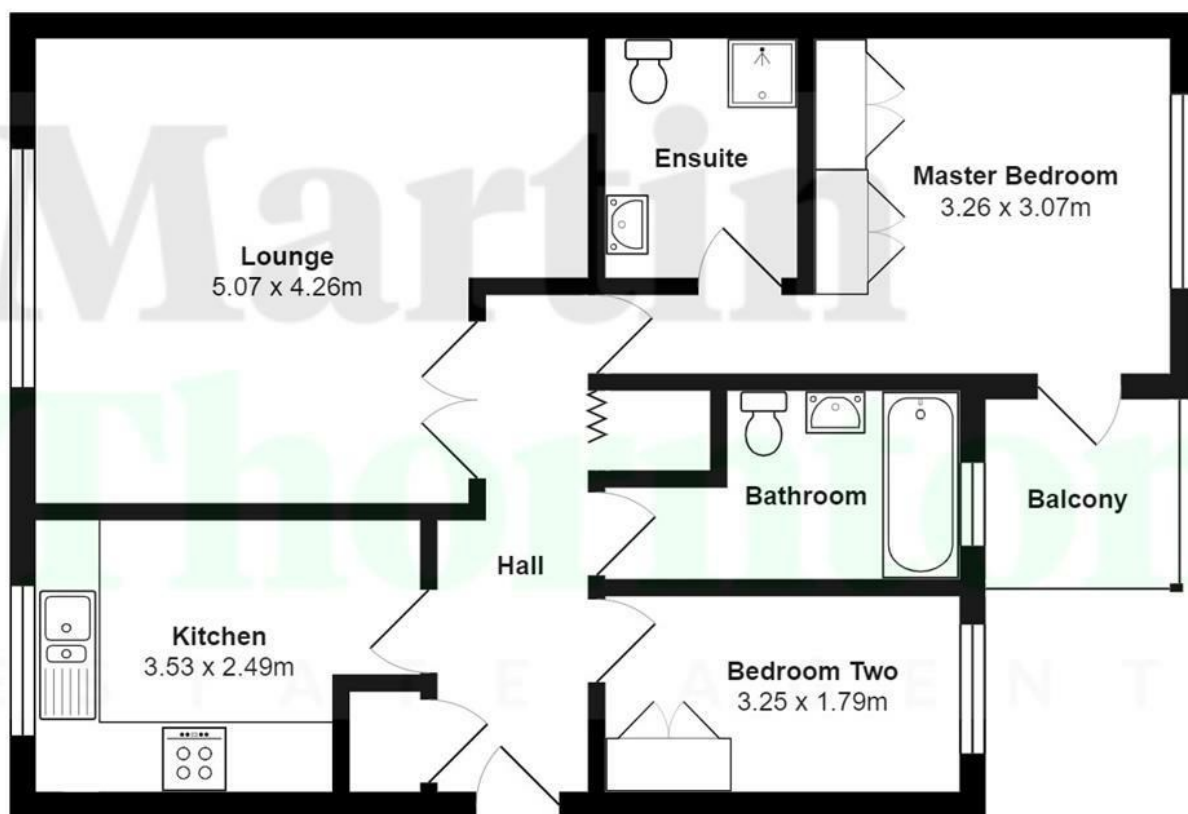
Hall Lee Fold, Lindley Huddersfield, Yorkshire

Offers over £140,000

Enjoying a pleasant courtyard setting on the edge of Lindley village with its array of amenities is this purpose-built first floor two-bedroomed apartment. This is a very well-located development, close to amenities and the motorway. The accommodation comprises a communal entrance hallway with an entry phone system which serves just four apartments, an entrance hallway to the apartment itself, a good-sized living/dining room, a kitchen, a master bedroom with en suite shower room, a second bedroom and a bathroom. The property has electric heaters and sealed unit double glazed windows. The apartment is offered with vacant possession and offers easily manageable accommodation in this highly regarded location.

**Hall Lee Fold, Lindley
Huddersfield, Yorkshire**

Floorplan



All measurements are approximate and for display purposes only

Hall Lee Fold, Lindley Huddersfield, Yorkshire

Details



Communal Entrance

An external communal entrance door gives access to the hallway serving the four apartments within this section. Stairs lead up to the first floor where the property can be found.

Entrance Hallway

An external door gives access to the apartment itself and its hallway which has a built-in airing cupboard with a cylinder, access to the loft area and an electric heater. There is decorative cornice coving and timber and glazed doors lead to the living room.

Living Room

This good-sized reception room was originally designed as a lounge and dining room. It is positioned at the rear of the apartment with sealed unit double glazed windows overlooking the communal gardens. There are various wall light points, cornice coving and a decorative timber fire surround with a marble-style composite inlay and hearth, home to an electric fire. The room can easily accommodate a good amount of furniture including a formal dining suite. There is also an electric heater.



Kitchen

The kitchen has wall cupboards and base units, working surfaces with part tiled surrounds and a one-and-a-half bowl sink unit with single drainer and mixer tap. Integrated appliances include a four-ring electric hob with a filter hood above and a fan oven. There is space for a washing machine and a freestanding fridge freezer. The room can accommodate a smaller-style breakfast table and is positioned to the rear of the apartment with double glazed windows overlooking the communal gardens.



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Bedroom One

This double bedroom has built-in wardrobes with storage cupboards over the bed and side drawers. There are double glazed windows overlooking the courtyard and a timber and glazed door leading out to a small balcony. The room has an electric heater and the advantage of its own en suite.



En Suite Shower Room

The room has a shower cubicle with a Redring Glow independent shower, a pedestal wash basin and a low level WC. There is tiling to the walls, an extractor fan and an electric towel heater.



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Bedroom Two

This single bedroom is positioned at the front of the apartment with an identical outlook to the master bedroom. It has a built-in treble wardrobe and a wall-mounted electric heater.



Bathroom

The bathroom has a three-piece suite comprising a bath with a curved shower screen and a Mira Sport independent shower over, a pedestal wash basin and a low-level WC. There is tiling to the walls along with sunken ceiling spotlights and an electric towel heater.



External Details

The property enjoys a courtyard setting with allocated parking, visitor parking and communal gardens.



Tenure

Hall Lee Fold, Lindley Huddersfield, Yorkshire

Details



The vendor has advised us that this property is leasehold and we await further details. 04.11.23

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Directions

