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## King Street, Lindley Huddersfield, Yorkshire

Offers in the region of  
**£120,000**

This is a front facing back-to-back terrace which extends over the passageway, meaning the upstairs accommodation is slightly larger. The property is conveniently placed for amenities within Lindley village centre and would suit a first time buyer or an investor looking for a retail property, being opposite the hospital. There is a gas-fired central heating system and uPVC double glazing. The accommodation is arranged over three floors and comprises an entrance lobby and good sized living room on the ground floor. On the lower ground floor is the kitchen and on the first floor are two bedrooms and a bathroom. Externally, there is a small garden area.

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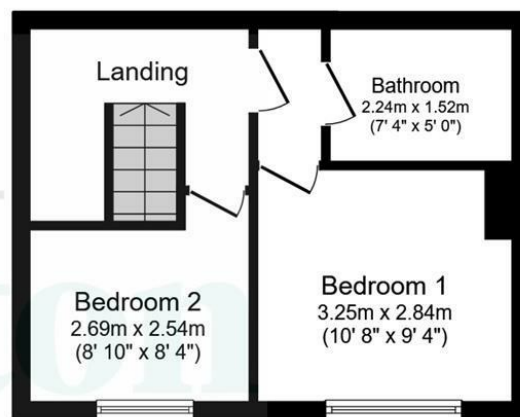
**Floorplan**



**Lower Ground Floor**  
Floor area 20.9 m<sup>2</sup> (225 sq.ft.)



**Ground Floor**  
Floor area 20.9 m<sup>2</sup> (225 sq.ft.)



**First Floor**  
Floor area 27.0 m<sup>2</sup> (291 sq.ft.)

**TOTAL: 68.8 m<sup>2</sup> (741 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# King Street, Lindley Huddersfield, Yorkshire

## Details



### Entrance Lobby

An external uPVC door with opaque glazed panels gives access to the entrance lobby. A staircase with a decorative archway rises to the first floor accommodation and there is a radiator. An internal panelled door leads into the living room.

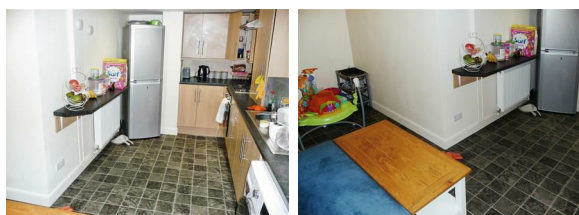
### Living Room

This spacious principal reception room is positioned at the front of the property and has a uPVC window overlooking the garden. There is floor to ceiling storage with drawers and cupboards along with a pine fire surround with matching inlay and hearth. The room has oak style laminate flooring and a radiator. From the living room, a staircase leads to the lower ground floor kitchen.



### Kitchen

This room has wall cupboards and base units with working surfaces and a stainless steel sink with a single drainer. Integrated appliances include a four-ring gas hob with oven beneath and filter hood above. There is space for a freestanding fridge freezer and concealed is the boiler for the central heating system. There is also plumbing for an automatic washer and/or dishwasher. The room is L-shaped in nature and could accommodate a dining/breakfast table. There is a uPVC window to the front elevation along with ceiling downlighting and a radiator.



### First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing. The property extends over the side passageway, meaning that the first floor is slightly larger than the ground floor. The landing widens to provide a useful storage area and there is spindle balustrading.

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### Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC window and a decorative cast iron fireplace. There is space for fitted or freestanding furniture and a radiator.



### Bedroom Two

This good sized single bedroom extends over the passageway, as mentioned above, and can accommodate additional furniture as well as the bed. There is a uPVC window and a radiator.



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### Bathroom

The bathroom has a three-piece suite comprising a pedestal wash hand basin, a low-level WC and a bath with a wall mounted shower unit over. There is an extractor fan and a radiator.



### External Details

At the front of the property is a small garden with a perimeter wall, ideal for tubs, pots and planters or a garden store, for example.

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Directions

