

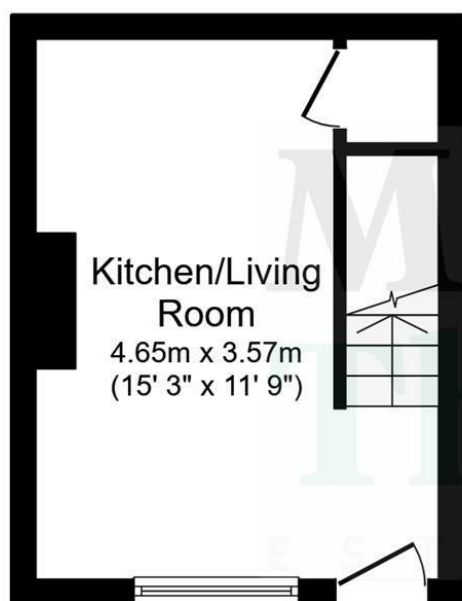
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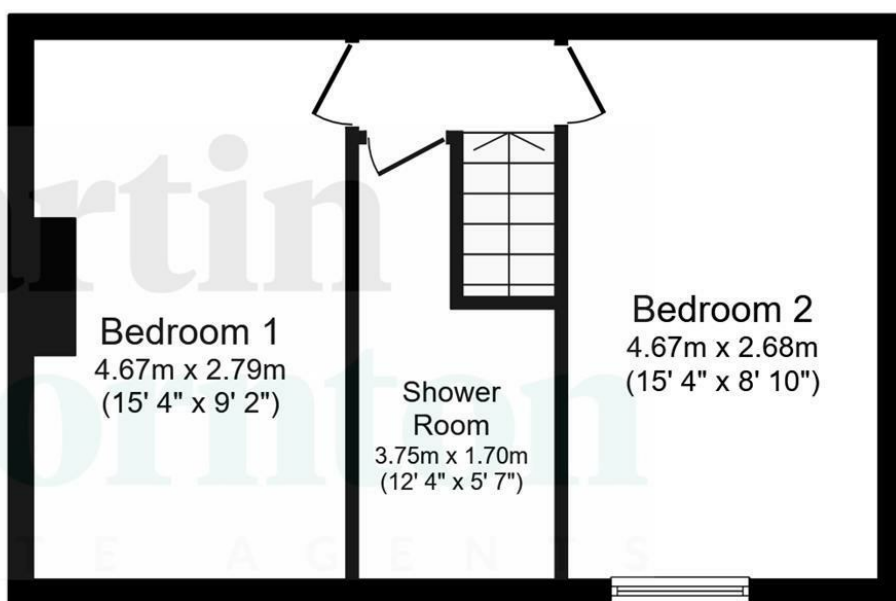
## Victoria Street, Lindley Huddersfield, Yorkshire

**Offers over £110,000**

Set within walking distance, of this highly regarded, popular Huddersfield Village known as Lindley is this deceptively spacious, two double bed roomed, stone built, back to back, terrace house. The property offers accommodation, which may well prove suitable a first time buyer or to the professional couple; with an open plan living kitchen, basement with keep cellar, modern shower room and two double bedrooms. Externally there is a small garden area and as one would expect the property is fully uPVC double glazed and enjoys a gas central heating system. Lindley is often targeted by young couples, requiring access to its various amenities including; bars, restaurants, schooling and the M62 motorway network.



**Ground Floor**  
Floor area 16.1 sq.m. (174 sq.ft.)



**First Floor**  
Floor area 33.8 sq.m. (364 sq.ft.)

**TOTAL: 50.0 sq.m. (538 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)

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## Details



### Living Kitchen

A uPVC panelled door opens to the living kitchen. This room enjoys a large degree of natural light from the front elevation via a good-sized uPVC double glazed window. The kitchen has a range of modern base-cupboards, drawers, roll edge worktops, with matching upstands and cupboards over. There are integrated appliances including split level hob and oven, plumbing for automatic washing machine, housing for fridge freezer and an inset stainless-steel sink unit with overlying mixer tap. The room enjoys a ceiling light point and an attractive laminate style floor running throughout. The lounge area which is open from the living room has a continuation of the aforementioned laminate style flooring, radiator, TV aerial point and ceiling light point. The focal point of the room is this oak style fire surround with granite style hearth home to an open grate fire.



### Basement

Has a useful keep cellar.

### First Floor Landing

Complete with ceiling light point and from here access can be gained to the following rooms.

### Bedroom One

This good sized double bedroom has a uPVC double glazed window looking out to the lawned garden below. There is a ceiling light point, various power points and a radiator.



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### Bedroom Two

This double bedroom, is of a similar size to bedroom one and has fitted wardrobes to the alcove, with various hanging rails and shelving options. From here access can be gained to the loft space, there is a ceiling light point, radiator and a uPVC double glazed window providing natural light.



### Shower Room

Having a modern white suite, comprising; low flush WC, vanity hand basin, with a useful high gloss storage cupboard beneath and overlying chrome monobloc mixer tap. There is a walk-in wet room style shower cubicle with a curved screen, home to a Mira electric shower. There is tiled effect flooring running throughout this room, ceiling light point, radiator and a uPVC double glazed window provides natural light.





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## Details



### External Details

There is a small communal lawn garden with potting shed.



### Tenure

The vendor has informed us that the property is Freehold.

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Directions

