

martin-thornton.com
01484 508000



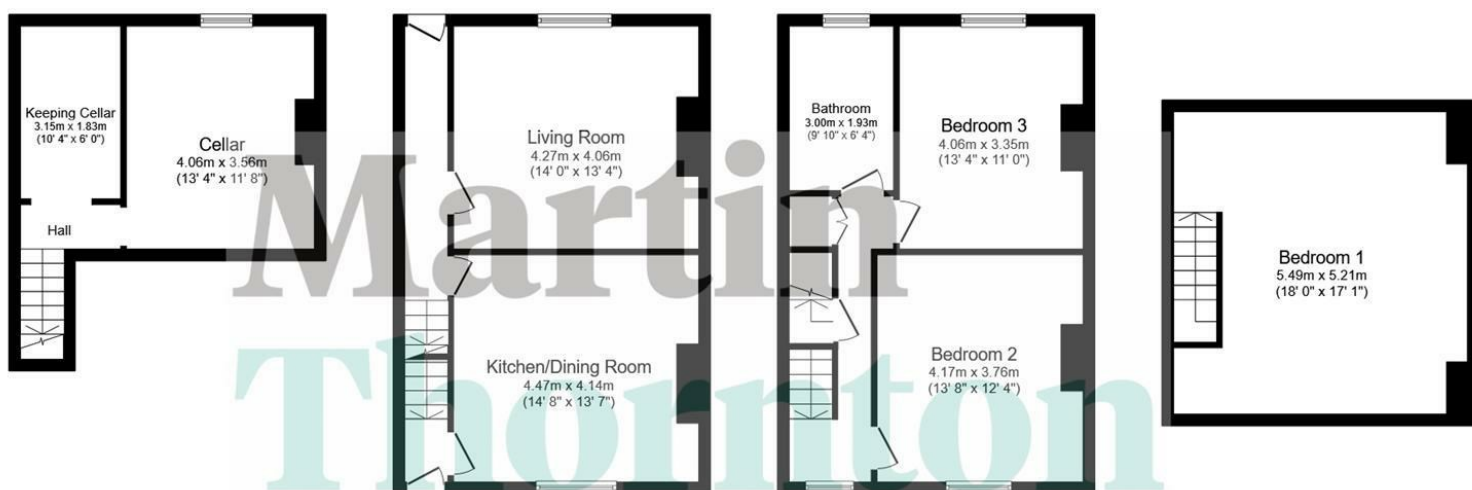
Wellington Street, Lindley Huddersfield,

Offers in the region of
£190,000

A superbly presented three double bedroom through terrace home enjoying a southerly aspect to the rear. The property is ideally placed for amenities in nearby Lindley Village along with the hospital and motorway access. The spacious accommodation is laid out over three levels as well as a basement with potential. The accommodation comprises an entrance hallway, living room, large dining kitchen with integrated appliances, rear lobby and useful basement with potential. On the first floor are two large double bedrooms and a bathroom. On the top floor is the final and largest double bedroom. There is a gas-fired central heating system, uPVC double glazing and a security system. Externally, the rear of the property enjoys a southerly aspect and can be a real sun trap. There is resident permit parking at the front and the property has the advantage of no onward chain. Only by an internal inspection can the accommodation of this wonderful family home with high ceilings, stripped timber doors and exposed floorboards be appreciated.

Wellington Street, Lindley Huddersfield,

Floorplan



Basement

Floor area 23.4 sq.m.
(251 sq.ft.)

Ground Floor

Floor area 44.5 sq.m.
(479 sq.ft.)

First Floor

Floor area 44.5 sq.m.
(479 sq.ft.)

Second Floor

Floor area 29.5 sq.m.
(318 sq.ft.)

TOTAL: 141.9 sq.m. (1,527 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

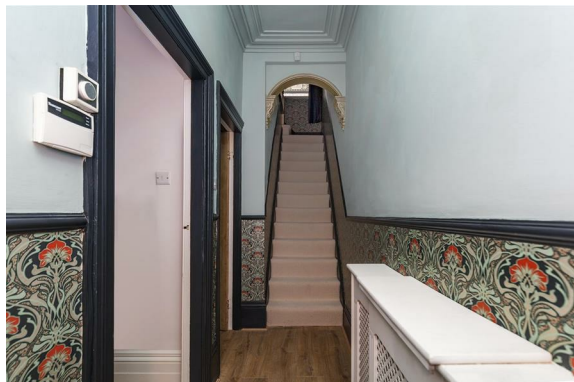
Wellington Street, Lindley Huddersfield,

Details



Entrance Hallway

An external uPVC door with an opaque glazed panel and matching over-light gives access to the spacious entrance hallway. The high ceiling incorporates a ceiling rose and deep cornice coving. At the far end is the staircase with a decorative archway rising to the first floor accommodation. There is an oak style engineered laminate flooring, deep skirting boards, a dado rail and a radiator. This is the perfect place to store shoes and coats. A stripped period panelled door leads into the living room.



Living Room

The spacious and well presented principal reception room is positioned at the front of the property and has a high ceiling with deep cornice coving and decorative moulding. The contemporary fire surround has a granite finish inlay and hearth, home to a pebble style living flame fire. There is a large uPVC window to the front elevation and a continuation of the engineered flooring along with deep skirting boards and a radiator.



Wellington Street, Lindley Huddersfield,

Details



Dining Kitchen

This large open plan eating and entertaining space is positioned at the rear of the property. There is an array of units to high and low levels with working surfaces, under unit lighting and a central island unit with matching worktop which extends to create a breakfast bar area as well as incorporating a stainless steel sink. Integrated appliances include a fridge, freezer and dishwasher along with plumbing for an automatic washer. There is a range style cooker with five-ring gas hob, the usual ovens and a filter hood above. The room has plenty of space for a formal dining table and also has engineered flooring. A rear uPVC window overlooks the garden and the rear of the property enjoys a southerly aspect, making this room particularly light and bright. There is a radiator and a stripped period panelled door that leads to a rear lobby area.



Rear Lobby

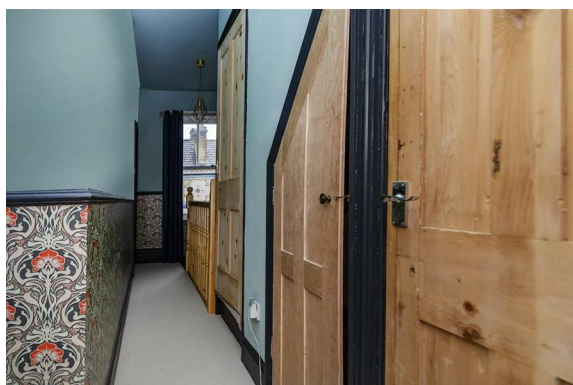
The lobby has a uPVC door leading out into the garden and a door down to the basement.

Basement

This area comprises two rooms: the smaller keeping cellar has a keeping table and would have been a coal store and the larger room may well have been a basement kitchen at some point. This is a large room with bags of potential and could easily become additional accommodation if required with its high ceiling. There is a uPVC window and this room houses the boiler for the central heating system.

First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is a spindle balustrade and useful storage cupboards. The staircase continues to the top floor and of particular note is the rear sash window with cathedral style leaded and decorative glasswork.



Wellington Street, Lindley Huddersfield,

Details



Bedroom One

This very large double bedroom certainly has the wow factor for its overall size. There are two beams on display, exposed brickwork to one wall, spindle balustrading and access to the eaves area. The area could be used as a home office, gaming or hobby room, depending on buyers' requirements. Within the angled roofline is a Velux window with a sliding blind along with a radiator.



Bedroom Two

This large double bedroom is positioned at the rear of the property and also has plenty of space for fitted or freestanding furniture. The room has a uPVC window enjoying a southerly aspect, a picture rail and a radiator.



Wellington Street, Lindley Huddersfield,

Details



Bathroom

The spacious bathroom has a white three-piece suite comprising a P-shaped bath with wall mounted shower over, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and the floorboards have been exposed. There is ceiling downlighting, an extractor, an obscure uPVC window and an upright chrome ladder-style radiator.



Top Floor

From the landing, the staircase is accessed via a stripped period panelled door and leads to the top floor.

Bedroom Three

This large, well appointed double bedroom is positioned at the front of the property and has exposed floorboards. A feature has been made of the fireplace with an exposed stone lintel and stone hearth. There is a uPVC window, a picture rail and a radiator. The room can easily accommodate fitted or freestanding furniture.



External Details

At the front of the property is a low-level perimeter wall along with stone gate posts. The garden is designed for ease of maintenance, being part paved along with coloured slates and a raised flower bed. Enjoying a southerly aspect, the rear garden can be a real sun trap. It is enclosed by perimeter walling and fencing and has stone gateposts with a wrought iron gate onto the pathway. There are planted borders, a stone built outhouse and the garden is predominantly paved making a lovely outdoor eating and entertaining space.

**Wellington Street, Lindley
Huddersfield,**

Details



Wellington Street, Lindley Huddersfield,

Directions

