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## East Street, Lindley Huddersfield, Yorkshire

Offers in the region of  
**£250,000**

A superbly appointed three-bedroomed cottage, much larger than first impressions suggest, located a short distance from the centre of this popular and well-regarded village with its array of amenities. The property is ideally situated for local shopping, the hospital and nearby M62. The accommodation comprises an entrance porch, living room, rear dining kitchen with integrated appliances and bi-fold doors and access to a cellar. On the first floor are three bedrooms, two of which are doubles, and a well-appointed bathroom. The property has a gas-fired central heating system and uPVC double glazing. Externally, at the front of the cottage is a stone paved parking area with an enclosed rear garden with a flagged seating area and artificial grass. The property is offered with the advantage of no onward chain.

**East Street, Lindley  
Huddersfield, Yorkshire**

**Floorplan**



**Ground Floor** Floor area 42.0 m<sup>2</sup> (452 sq.ft.) **First Floor** Floor area 38.8 m<sup>2</sup> (417 sq.ft.)

**TOTAL: 80.8 m<sup>2</sup> (869 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

# East Street, Lindley Huddersfield, Yorkshire

## Details



### Entrance Porch

A composite uPVC door gives access to the porch, which has a high angled ceiling incorporating a Velux window. There is downlighting, feature floor tiling and built-in coat hooks. A timber and glazed door leads to the living room.

### Living Room

This characterful and contemporary room is positioned at the front of the property. There is a timber mantel to the chimney breast and two beams. The room is light and bright with a large uPVC window with a quartz style sill, enjoying a southerly aspect. There is plenty of room for furniture, a wealth of sockets and switches, a period style radiator and an archway through to the rear dining kitchen.



### Dining Kitchen

This open plan eating and entertaining room is positioned at the rear of the cottage. This high spec kitchen has base cupboards and drawers, wall cupboards and a rectangular sink with an adjoining grooved draining area. Integrated appliances include a Bosch four-ring hob, dishwasher, filter hood and matching double oven, fridge freezer, washer and dryer. Concealed is the boiler for the gas-fired central heating system and there is a recessed contrasting shelved storage cupboard. The area can easily accommodate a large formal dining table and has a bi-fold door with access to the enclosed garden. There is kardean flooring, granite worktops and windowsills, ceiling downlighting with a dimmer switch, a stylish radiator and a rear uPVC window. Access is available to the cellar.



### First Floor Accommodation

From the living room, a timber panelled door gives access to the staircase which leads up to the first floor accommodation.

### First Floor Landing

This has a glass panelled balustrade, a timber handrail and access to the loft area.

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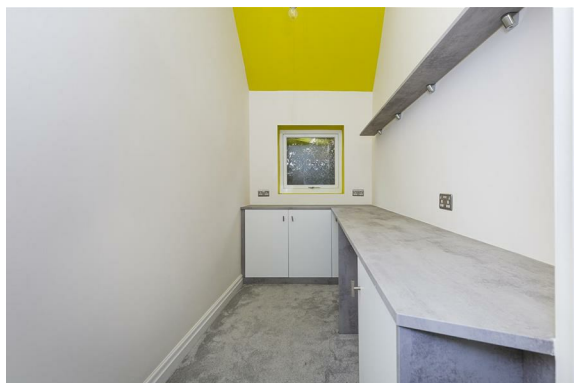
### Bedroom One

This double bedroom is positioned at the front of the property with a large uPVC window with a quartz style granite window sill and neutral décor, maximising the natural lighting. The room enjoys a southerly aspect. There are two double wardrobes, one single wardrobe, matching drawers and a radiator.



### Bedroom Two

This double bedroom is positioned at the rear of the property and has a high ceiling with a Velux window. There are built-in drawers, matching bedside cabinets and a gunmetal grey upright radiator.



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### Bedroom Three

This single sized room is set out as a home office but could equally be used as a dressing room. It has a high ceiling with a Velux window and a rear uPVC window enjoying a pleasant, wooded backdrop with views across the gardens. The room currently has built-in low-level storage cupboards, sockets at an appropriate height for a home office/study and a period style radiator.



### Bathroom

The well-appointed bathroom has a white three-piece Burlington suite comprising a bath with curved shower screen, overhead waterfall style shower fitting and Burlington hand-held shower attachment, a wash hand basin and a low-level WC. The room has brick style tiling to two walls and the bath panel, a shelved storage cupboard, ceiling downlighting, an extractor fan and a feature tiled floor. There is an arched mirror, an upright chrome ladder style radiator and an opaque uPVC window to the front elevation with a quartz style granite colour contrasting windowsill.

### External Details

At the front of the cottage is a stone paved, double width parking area, a mature planted border and a stone flagged seating area. The rear garden is accessed from the bi-fold doors within the dining kitchen and enclosed by perimeter walling and fencing. A flagged pathway widens in the far corner to make a seating area. There is artificial grass, raised gravel borders, external lighting, water and power.



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Directions

