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**Lindley Avenue, Birchencliffe  
Huddersfield,**

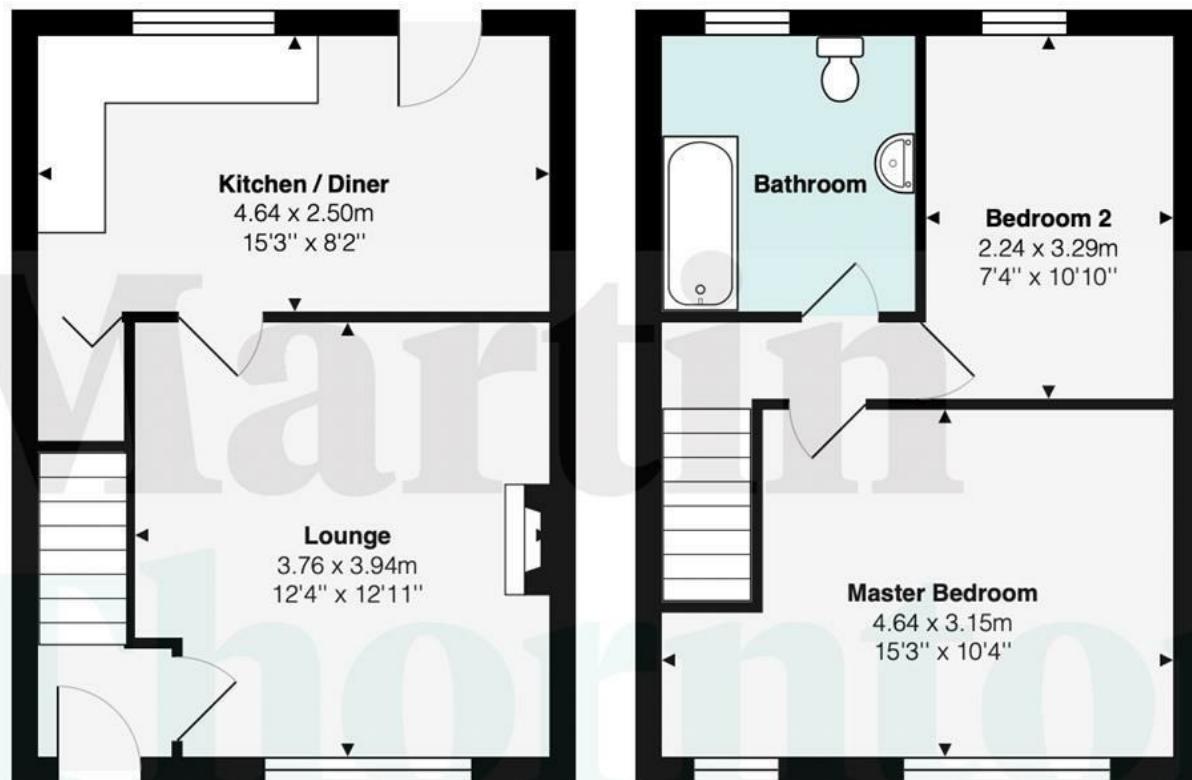
**Offers over £150,000**

**\*\*UNEXPECTEDLY RE-OFFERED\*\***

This two double bedoomed mid-town house is located in this popular and highly accessible area enjoying an open aspect at the rear. It is close to amenities, Lindley Village and well-regarded schooling. The property would be ideal for the first time buyer or young family and is in a perfect commuting position with ease of access to the M62. The accommodation comprises an entrance lobby, living room and dining kitchen with some integrated appliances. On the first floor are two double bedrooms and a bathroom. The property has gas-fired central heating and uPVC double glazing. Externally, there is potential to create off-road parking at the front of the property. The good sized rear garden backs onto playing fields and has lawns and timber decking.



Floorplan



Lindley Avenue, Birchcliffe, Huddersfield, HD3 3QU

Total Area: 60.7 m<sup>2</sup> ... 653 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement.  
The plan is for illustrative purposes only and should be used as such.



### **Entrance Lobby**

An external uPVC door with an opaque glazed panel gives access to the entrance lobby which has an inset matwell and a staircase rising to the first floor accommodation. There is a radiator and access can be gained to the living room.

### **Living Room**

This good sized reception room is positioned at the front of the property and has a timber fire surround with matching inlay and hearth, home to an electric fire. There is neutral décor, grey carpeting, a uPVC window and a radiator. A door leads through to the dining kitchen.



### **Dining Kitchen**

This room is positioned at the rear of the property and has a useful understairs storage cupboard. There are wall cupboards, base units, working surfaces and a one-and-a-half bowl stainless steel sink. Integrated appliances include a four-ring gas hob, a built-in fan oven and a pull-out style filter hood above. There is plumbing for an automatic washing machine and space for a freestanding fridge freezer. The dining area can accommodate a formal dining table. It has grey laminate floor, ceiling downlighting and houses the boiler for the central heating installation. There is a rear uPVC window, a door and a radiator.



### **First Floor**

From the entrance lobby, a staircase rises to the first floor accommodation.



**Bedroom One**

This large double bedroom is positioned at the front of the property and is particularly light and bright with twin uPVC windows. The room enjoys a south-westerly aspect, benefitting from the afternoon sun. There is plenty of space for fitted or freestanding furniture and a radiator.



**Bedroom Two**

This double bedroom is positioned at the rear of the property and has a pleasant aspect from its uPVC window over the garden adjoining playing fields. There is plenty of space for fitted or freestanding furniture and a radiator.





**Details**

**Bathroom**

The good sized bathroom has a white three-piece suite comprising a panelled bath with a curved shower screen and shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. There is appropriate tiling around the bath area with half-height tiling to the remaining walls, an extractor fan and a radiator. To the rear elevation is an opaque uPVC window.



**External Details**

At the front of the property is a privet hedge and a lawned garden. Many neighbouring properties have created off-road parking at the expense of the garden. At the rear of the property, the garden is one of the major selling features enjoying an open aspect and backing onto playing fields. The central pathway has lawns on either side and an area at the far end with artificial grass and timber decking. There is access to the adjoining playing fields.



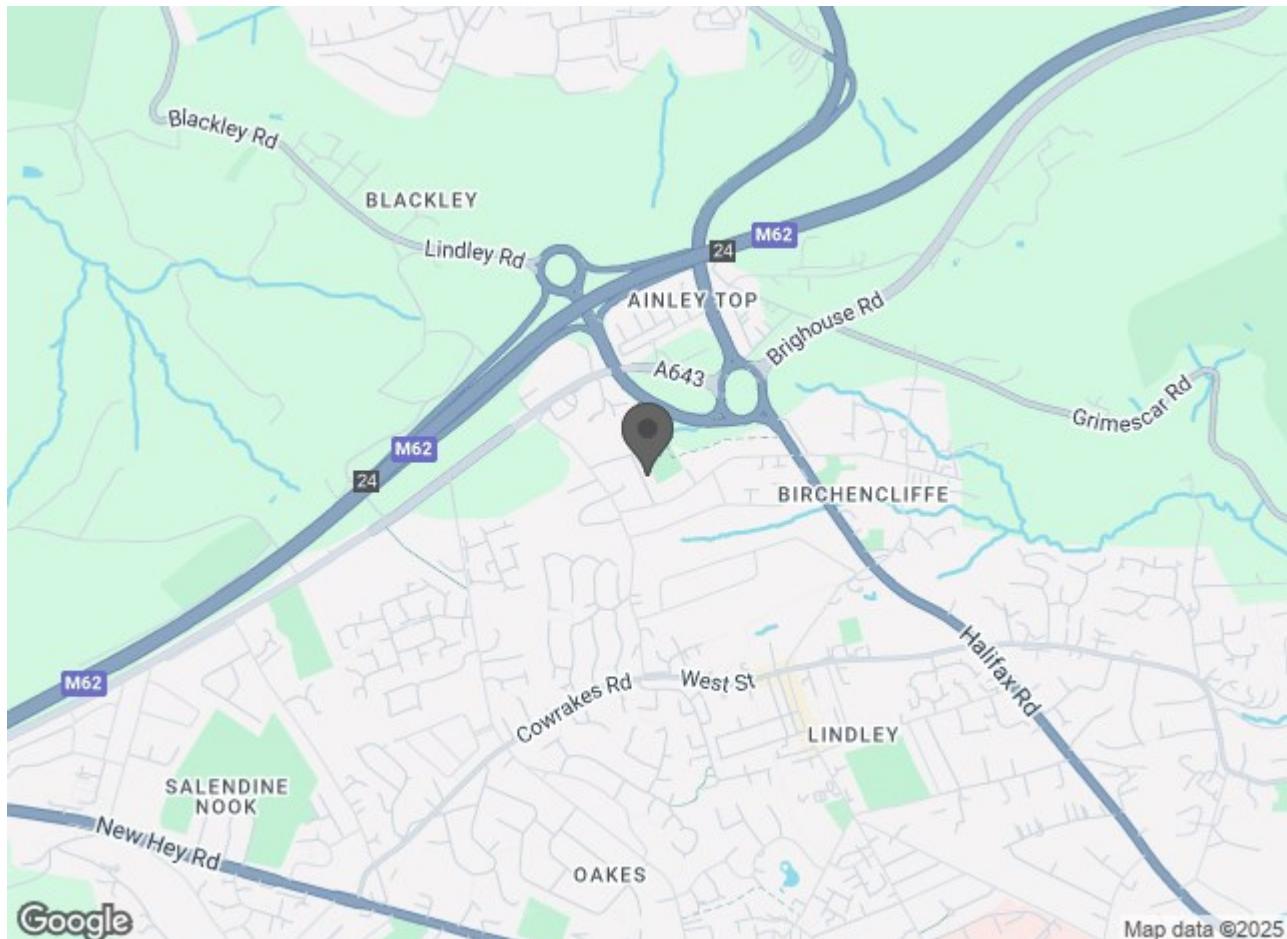
**Tenure**

The vendor has informed us that the property is Leasehold and we await further information.

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Directions



**Martin  
Thornton**  
ESTATE AGENTS

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