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## Temple Street, Lindley Huddersfield, Yorkshire

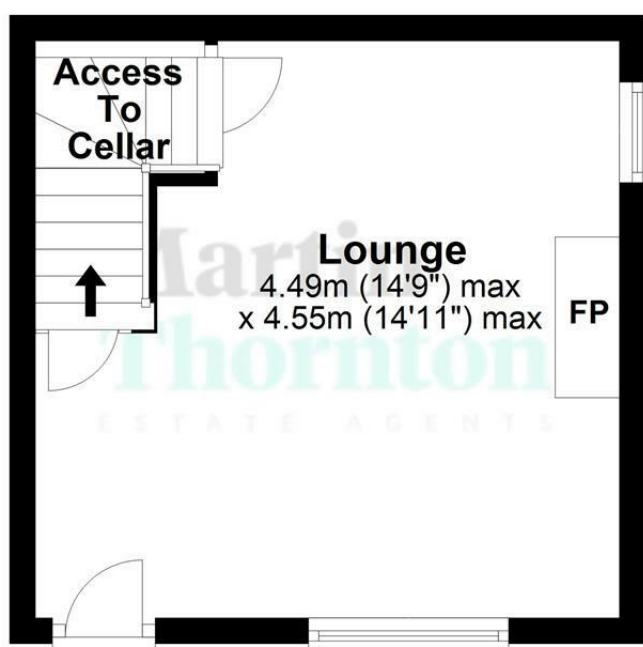
**£750 Per month**

Positioned in the centre of this well-regarded and popular village is this two-bedroomed back-to-back cottage, ideally placed for amenities on the village main street, local schools, hospital and perfectly positioned for motorway access. Enjoying a courtyard-style setting on a no-through road, the property has gas-fired central heating system and uPVC double glazing. The accommodation comprises an open plan living kitchen, a useful cellar, two first floor bedrooms and a bathroom with a white three-piece suite. Externally, parking is informal within the cobbled courtyard and local parks and open spaces are only a short distance away in the village centre. A highly accessible and well-regarded location for all age groups.



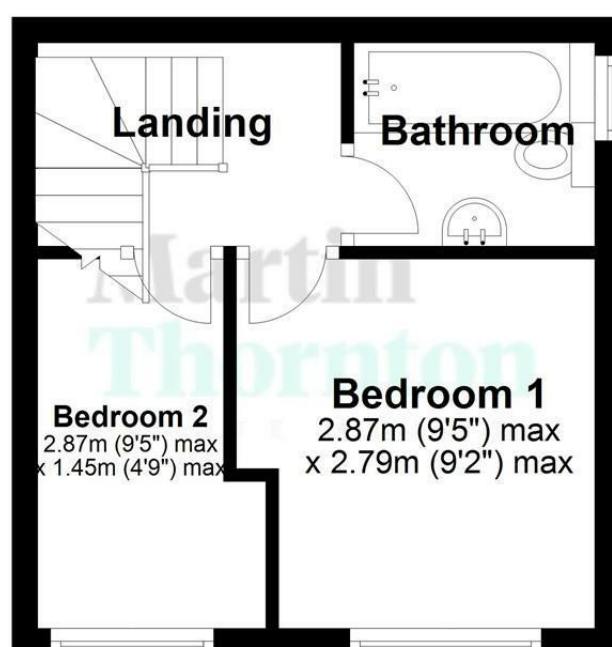
## Ground Floor

Approx. 20.4 sq. metres (219.7 sq. feet)



## First Floor

Approx. 20.0 sq. metres (215.1 sq. feet)



Total area: approx. 40.4 sq. metres (434.8 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only.  
Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture  
fixed or free standing.

Plan produced using PlanUp.

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## Details



### Entrance

An external composite door with an opaque glazed panel gives access to the open plan living kitchen.

### Living Kitchen

This is a characterful open plan room with exposed stonework to one wall, two ceiling beams and a feature has been made of the fireplace with exposed stonework and a deep stone flagged hearth. The kitchen area is positioned at the front of the property and has wall cupboards and base units, working surfaces with tiled surrounds and a stainless steel sink with a single drainer. Integrated appliances include an oven and hob. There is space for freestanding appliances such as a washing machine and fridge. Concealed within this room is the boiler for the central heating system. There is oak-style laminate flooring along with ceiling downlighting, twin uPVC windows overlooking the courtyard and access down to a useful cellar with shelving and a keeping table. There is an additional side uPVC window and a radiator along with stairs leading up to the first floor.

### First Floor Landing

The staircase has exposed stonework and there is contemporary grey carpeting on the landing along with access to the loft.

### Bedroom One

This double bedroom is positioned at the front of the property and has twin uPVC windows and a radiator.

### Bedroom Two

This single bedroom has a uPVC window to the front elevation along with a storage shelf, a hanging rail above the staircase and a radiator.

### Bathroom

The bathroom has a white suite comprising a panelled bath with shower screen and a shower attachment from the mixer tap, a pedestal hand basin and a low-level WC. There is half-height tiling with full-height tiling around the bath along with a side uPVC opaque window and an upright chrome ladder-style radiator.

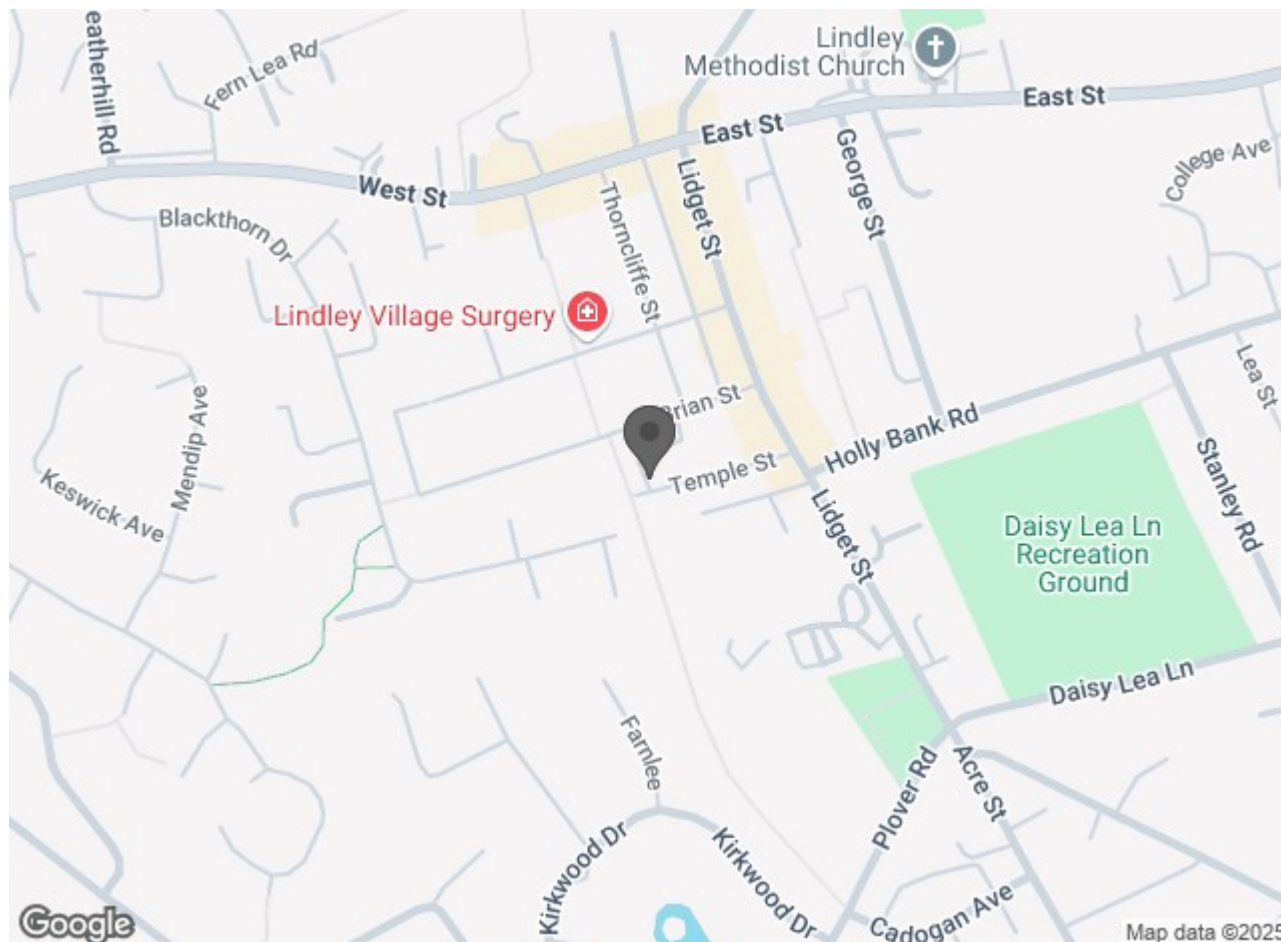
### External Details

The property enjoys a courtyard-style setting where parking is informal. Although the property has no formal garden, there are nearby parks to the village centre.



# Temple Street, Lindley Huddersfield, Yorkshire

Directions



## **Temple Street, Lindley Huddersfield, Yorkshire**

**Lettings Disclaimer** - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.