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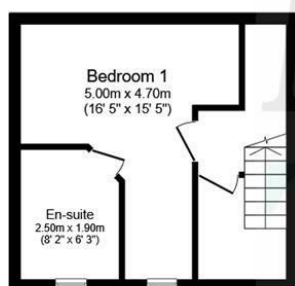
Gibson Street, Lindley Huddersfield, Yorkshire

Offers over £180,000

Set to this highly regarded popular Huddersfield suburb of Lindley and within a short distance of Major bus routes, the hospital and local schooling, is this truly tardis like property offering accommodation which may well prove suitable to the expanding family buyer. Offering flexible accommodation over 4 floors, the property has been improved by the current owner and incorporates 4/5 bedrooms, separate modern Dining/kitchen with integrated appliances and feature log burner, separate lounge whilst enjoying a fenced block paved courtyard to the front elevation. The property is fully uPVC double glazed and enjoys a gas central heating system. Internal viewing must be done to see its deceptive nature. Please note there is a personal intrest involved within the office on this property.

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Floorplan



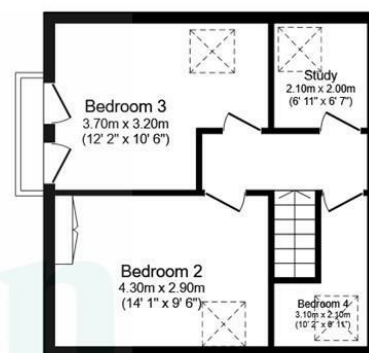
Lower Ground Floor
Floor area 25.0 sq.m. (269 sq.ft.)



Ground Floor
Floor area 25.0 sq.m. (269 sq.ft.)



First Floor
Floor area 29.4 sq.m. (317 sq.ft.)



Second Floor
Floor area 37.2 sq.m. (400 sq.ft.)

Total floor area: 116.6 sq.m. (1,255 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

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Details



Entrance Hall

A uPVC and double glazed door opens to the entrance hall where a staircase rises to the first floor. There is a radiator and Karndean style flooring takes us through to the Kitchen/Dining area.

Kitchen/Diner

Comprising of a range of modern high gloss base cupboards, drawers, oak style rolled edge worktops with tile splashbacks. There is an inset 1 1/2 bowl stainless steel sink unit with mixer tap above, integrated spilt level hob, oven and microwave with overlying canopy style extractor fan. There is Karndean style flooring throughout with a ceiling light point, with fitted cupboards to alcove this room also houses the Glow Worm central heating boiler. There are various power points, a radiator and a uPVC double glazed window provides additional light looking out over the front courtyard and the focal point of this room is this recently fitted log burner set to a stone hearth. A carpeted staircase travels down to the lower ground floor, where a timber panelled door takes you through to a useful storage area with power, light and plumbing for an automatic washing machine.



Bedroom One

A separate timber panelled door from the vestibule leads us through to a bedroom. This could be utilised as a teenage annex or bedroom one as this double room enjoys its own ensuite bathroom. There are various spotlights to the ceiling, a radiator and a uPVC double glazed window to the front elevation.



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Ensuite

Having a white suite consisting of a low flush WC, pedestal hand basin with over lying chrome monobloc mixer tap, panel bath with tile splashbacks inset from the ceiling along with extractor fan. uPVC double glazed window to front elevation and a wall mounted chrome ladder style heated towel rail.



Staircase

The staircase rises from the entrance hall where it reaches the first floor landing and splits to the left and right. To the left a timber panelled door leads us through to the lounge.

Lounge

A good sized room currently utilized as a 'best room' has an exposed feature cast iron style fire surround. There is a ceiling light point, 2 radiators, a TV Ariel point and a uPVC double glazed window looking out over the front elevation.



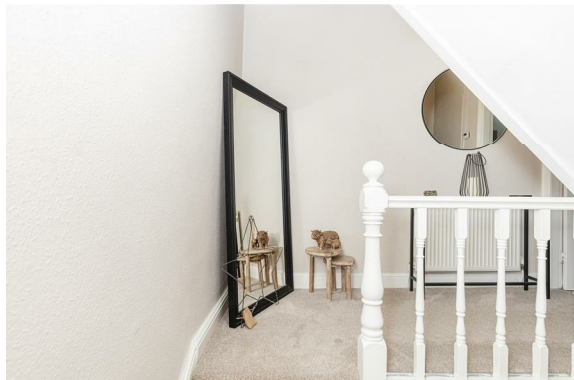
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First Floor Landing

On the landing there is a radiator with the staircase continuing onto the second floor. An additional timber panelled door leads through to the family bathroom.



House Bathroom

Having a modern white suite including a low flush WC with concealed system, pedestal hand basin with chrome monobloc tap over, panelled bath with mixer tap and shower head and additional mains fed shower unit. The shower area is part tiled with a ceiling light point, radiator and a uPVC double glazed window to front elevation provides additional light.

Second Floor Landing

From the first floor landing the staircase travels up to the second floor where there is access to loft space.

Bedroom Two

This double room is set to the front of the property and has a velux double glazed window to the ceiling along with a fitted wardrobe with various hanging rails and shelving and a ceiling light point and a radiator.



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Bedroom Three

This double room is set to the rear of the property. It has exposed beams to ceiling along, a useful fitted wardrobe with hanging rail and shelving, a velux double glazed window and a radiator.



Bedroom Four

This unusual shaped single bedroom has a double glazed velux window to the ceiling, a ceiling light point and a radiator.



Bedroom Five

This room in the past has been used as a single bedroom but would be more ideally suited as a study, there are various power points, a ceiling light point, a radiator and a velux double glazed window.



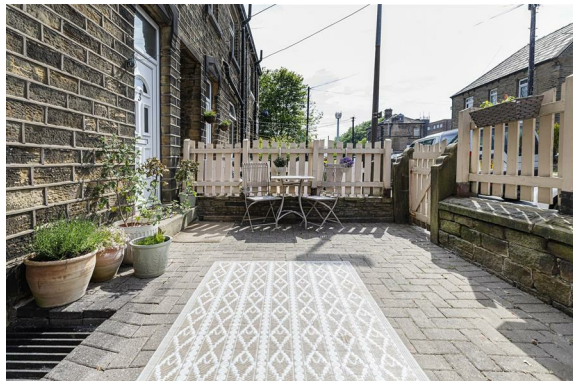
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External Details

To the front of the property there is a fenced enclosed, block paved courtyard perfect for outdoor seating.



Tenure

The vendor informs us the property is Leasehold. We await further information.

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Directions

