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**Cressfield Road, Lindley  
Huddersfield,**

**Offers over £150,000**

BEST AND FINAL OFFERS IS INVITED ON THIS PROPERTY BY 12 NOON ON MONDAY 7TH JULY 2025.

Open to View Dates:

Sunday 15th June: 3.45pm - 4.15pm

Thursday 19th June 1.45pm - 2.15pm

Sunday 29th June 11.45 - 12.15pm

Saturday 5th July 10.00 - 10.30am

This stone fronted, two-bedroom terraced home enjoys a south-easterly rear aspect. It is located midway between Lindley Village and the Huddersfield Royal Infirmary, a short drive away from the motorway network. This has been a much loved family home for many years and now represents an opportunity to update and redesign the interior in this well-regarded location. On the ground floor, the accommodation comprises an entrance lobby, living room and rear dining kitchen. There is a useful cellar. On the first floor

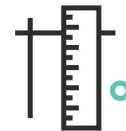
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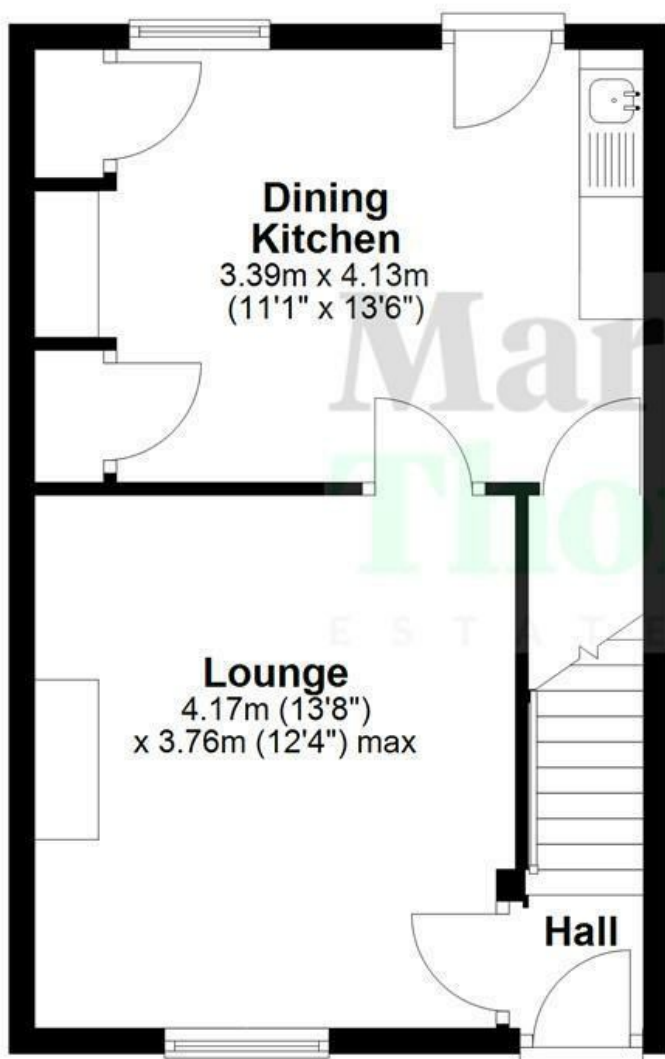
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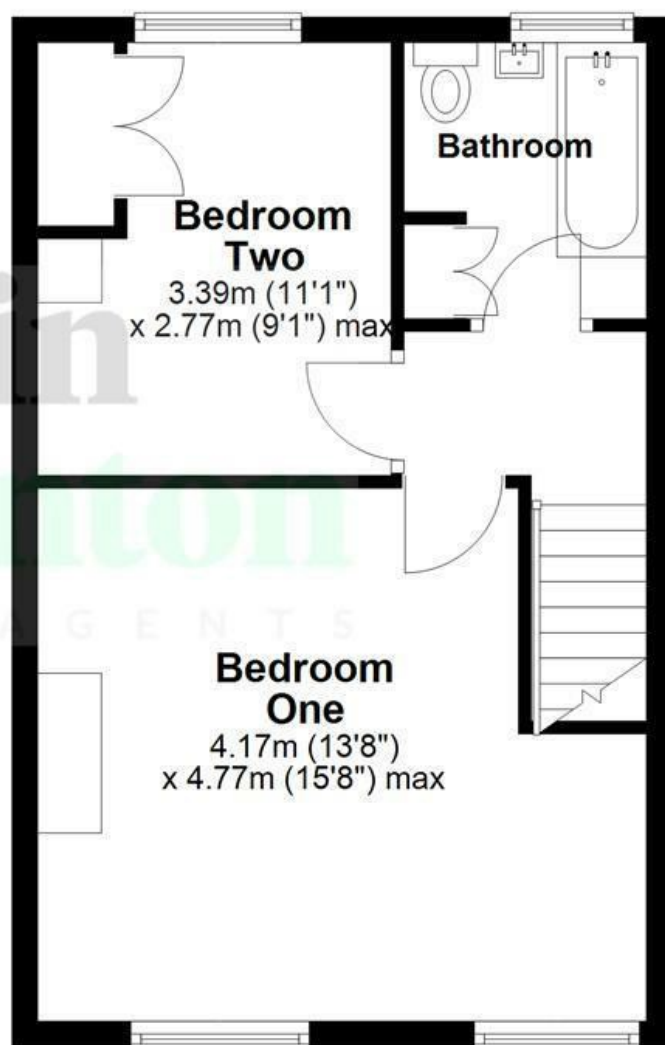
are two double bedrooms and bathroom. The property has a gas-fired central heating system and uPVC double-glazing. It offers excellent potential with good room sizes. Externally, there is on road permit parking and gardens to front and rear. The property is offered with the advantage of no chain involvement.



### Ground Floor



### First Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

# Cressfield Road, Lindley Huddersfield,

## Details



### Entrance Hallway

An external uPVC door with a decorative opaque panel gives access to the entrance lobby. This has a staircase rising to the first floor accommodation, a radiator and a door leading into the living room.

### Living Room

This good-sized reception room is positioned at the front of the property. It has a fire surround with decorative tiling and a raised hearth, home to a Cannon gas fire. There are built-in low-level storage cupboards to either side of the chimney breast, plenty of space for further furniture and a radiator. To the front elevation is a uPVC window. A door leads into the dining kitchen.



### Dining Kitchen

The dining kitchen is positioned at the rear of the property and runs the full width of the property. We anticipate that buyers will redesign and update this room and there is plenty of space to work with. It has base units with worktops, a one-and-a-half bowl sink and plumbing for an automatic washer. There is space for a freestanding gas cooker. On either side of the chimney breast, there is built-in floor-to-ceiling storage comprising drawers and cupboards. There is a wall-mounted electric fire, along with a uPVC rear window, a uPVC glazed door and a radiator. Access can be gained to the cellar.



### Cellar

The cellar provides handy storage with recessed shelving and is divided into two parts.

### First Floor Landing

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

# Cressfield Road, Lindley Huddersfield,

## Details



### Bedroom One

This large double bedroom is positioned at the front of the property and has twin uPVC windows. The room can easily accommodate plenty of furniture and has a radiator.



### Bedroom Two

This rear facing double bedroom has a uPVC window with a south-easterly aspect and a radiator. Concealed is the Worcester boiler for the central heating system.



# Cressfield Road, Lindley Huddersfield,

## Details



### Bathroom

The coloured three-piece suite comprises a bath with a Mira A415 wall-mounted shower over, a pedestal wash hand basin and a low-level WC. There is an airing cupboard providing handy storage, however, this could be removed to create more space. There is an opaque rear uPVC window and a radiator.



### External Details

In front of the property is a low-level perimeter wall with gateposts and a metal fence. There is a flagged pathway and a decorative garden area with planted borders and a flowerbed. The rear of the property enjoys a south-easterly aspect, meaning it can be a real sun trap. There is perimeter walling and fencing, flowerbeds, a level lawn, a rockery style flower bed and external water. Resident permit parking is available on the road itself.

### Tenure

The vendor has informed us that the property is Freehold.

# Cressfield Road, Lindley Huddersfield,

Directions

