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**East Street, Lindley  
Huddersfield,**

**£875 Per month**

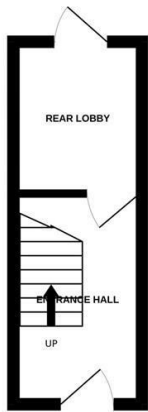
Located in the centre of this popular and well-regarded village is this well-presented two-bedroom home with accommodation arranged on three floors. The property is ideally placed for local amenities, schooling, hospital and motorway access. The accommodation comprises an entrance hallway with a rear utility area. On the first floor is a good-sized living room and a well-appointed breakfast kitchen. On the top floor are two bedrooms, one of which is sub-divided to create a dressing/study area along with a bathroom. There is a gas-fired central heating system with radiators to certain rooms/areas (not every room) and uPVC double glazing. Parking is informal on the road.

Please note this property was photographed with the previous tenants furniture.

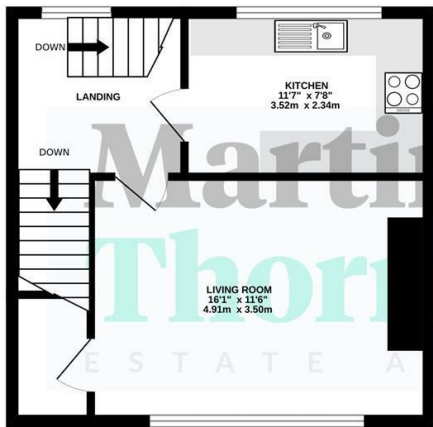
East Street, Lindley  
Huddersfield,  
Floorplan



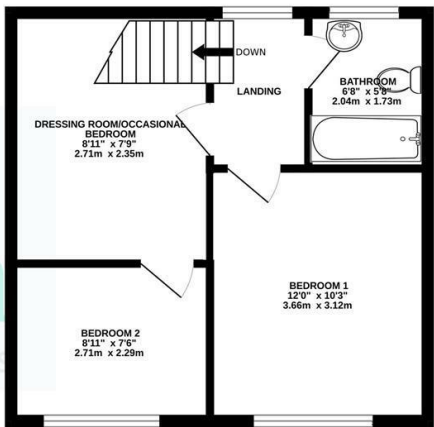
GROUND FLOOR  
114 sq.ft. (10.6 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



2ND FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# East Street, Lindley Huddersfield,

## Details



### Entrance Hallway

An external uPVC door with decorative opaque glazed panels and a matching side screen gives access to the entrance hallway. There is oak-style laminate flooring and a staircase rising to the first floor accommodation along with a radiator. A door leads through to the utility area.

### Utility Area

This has a useful under stairs storage area along with laminate flooring and houses the Baxi boiler for the gas-fired central heating system. There is plumbing for an automatic washer and space for additional freestanding appliances. To the rear is a uPVC glazed external door.

### Breakfast Kitchen

Positioned at the rear of the property, the kitchen has a wealth of wall cupboards and base units with working surfaces and a stainless steel sink with a single drainer. Integrated appliances include a four-ring gas hob with a filter hood above and an oven beneath. There is space for freestanding appliances such as a fridge and freezer and the worktops extend to create a breakfast bar. The walls are tiled and there is a rear uPVC window.

### Living Room

This good-sized reception room is positioned at the front of the property and is particularly light and bright with a broad uPVC window enjoying an outlook onto the village centre, with a southerly aspect. There is an ornate fire surround with marble finish inlay and hearth housing a living flame effect gas fire. There is a continuation of the laminate flooring and a useful storage cupboard.

### First Floor Landing

From the hallway, the staircase rises to the first floor landing which has a uPVC window and a staircase rising to the top floor accommodation. There is oak-style laminate flooring and a radiator.

### Bedroom One

This large double bedroom has a uPVC window along with a continuation of the laminate flooring and recessed open storage with a hanging rail and high-level shelving.

### Bedroom Two

This large double bedroom has been sub-divided but would be easy enough to revert to one larger master bedroom. The

sleeping area is positioned at the front of the property and can accommodate a double bed and a certain amount of furniture. There is a uPVC window and oak-style laminate flooring. The adjoining area is a similar size, but without natural lighting, and could be used as a dressing or study area. It has walk-in storage with a hanging rail and useful storage above the staircase projection. There is access to loft space and this area does not have natural lighting.

### Bathroom

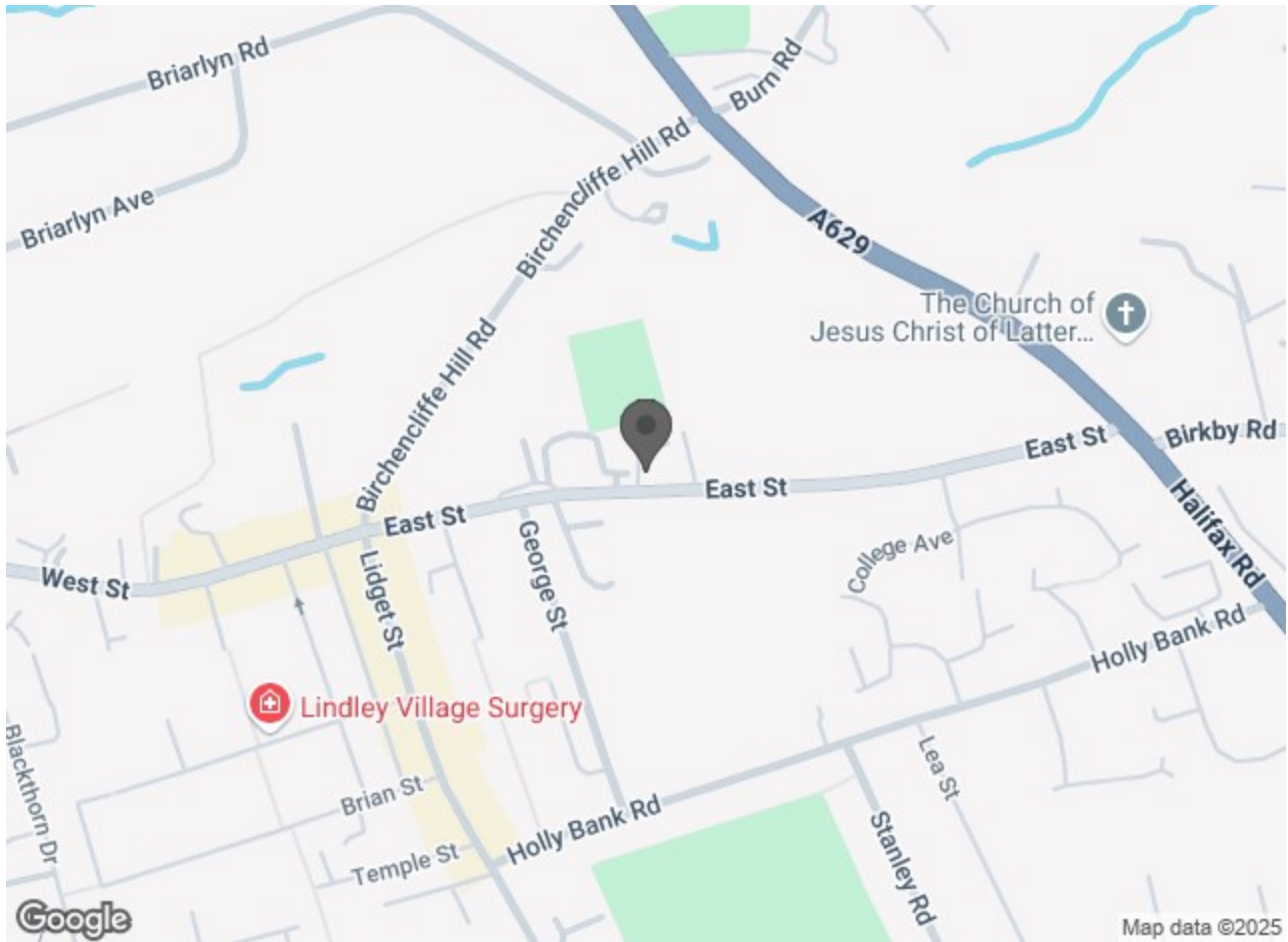
The bathroom has a three-piece suite comprising a panelled bath with Triton T80 independent shower over along with a pedestal hand basin and a low-level WC. There is tiling to the walls and floor along with a clad ceiling incorporating downlighting and an extractor. To the rear elevation is a uPVC window.

### External Details

Parking is informal on the road.

# East Street, Lindley Huddersfield,

Directions



**East Street, Lindley  
Huddersfield,**

**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.