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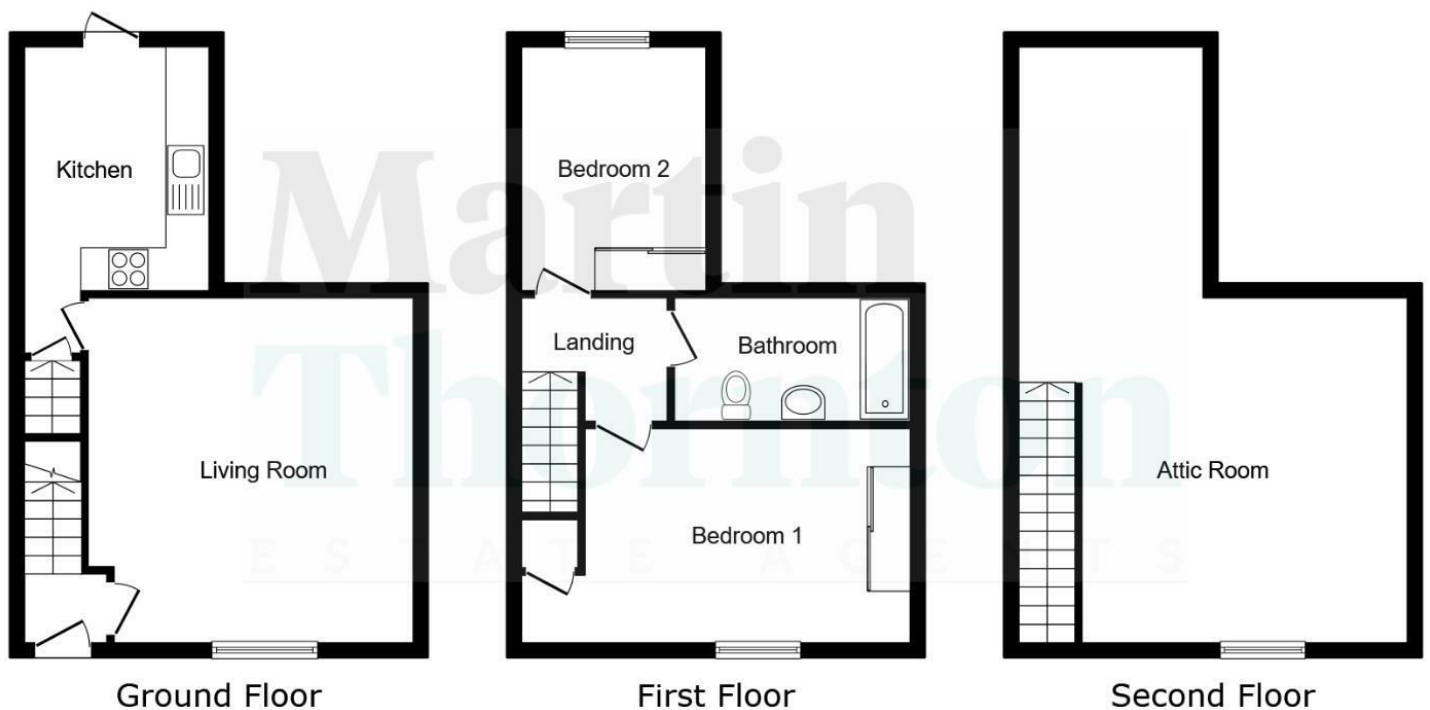


**Lindley Avenue, Birchencliffe
Huddersfield, Yorkshire**

£1,000 Per month

Lindley Avenue, Birchencliffe Huddersfield, Yorkshire

Floorplan



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



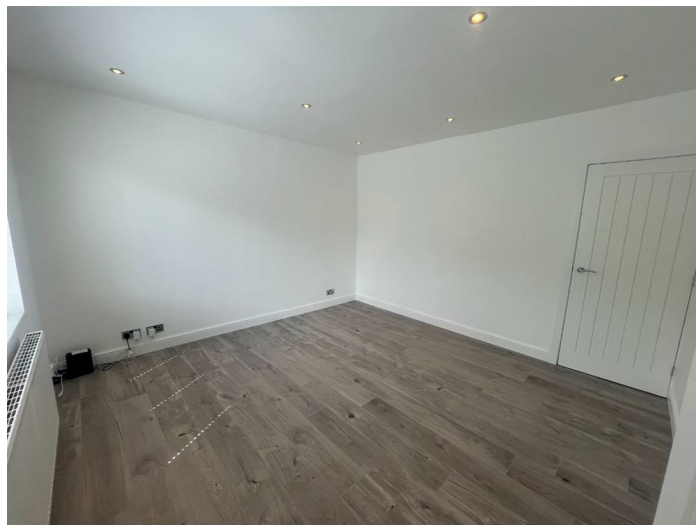
Summary

This three-bedroom terraced property is located to the popular residential area of Birchencliffe and has been recently renovated. The property may prove suitable to a professional couple looking to access nearby motorway networks or the expanding family buyer, with the benefit of recommended local schooling. The accommodation comprises an entrance hall, living room, kitchen/diner, three bedrooms and a bathroom. The property has gas-fired central heating and uPVC double-glazing. At the front of the property is a driveway and, at the rear, a split-level fenced garden area with a pleasant outlook over the playing fields and beyond.

Entrance Hall

A uPVC door with a glazed insert opens to the entrance hall where there is oak style laminate flooring, a ceiling light point and a radiator. A grey carpeted staircase leads to the first floor landing and a timber door gives access to the spacious living room.

Living Room



The living room is positioned at the front of the property and enjoys lots of natural light via a large uPVC double-glazed window overlooking the front elevation. There is a continuation of the oak style laminate flooring, banks of spotlights to the ceiling, a radiator and provision for a wall-mounted TV. A timber door gives access to the kitchen.

Kitchen/Diner



The kitchen has a range of high gloss wall and base cupboards, drawers, roll-edge worktops with brick tiled style splashbacks and an inset stainless steel sink unit with a mixer tap. Integrated appliances comprise a four-ring gas hob with an overlying extractor fan above and an oven below. There is plumbing for an automatic washing machine, space for a freestanding fridge freezer and this room is home to the Heatline central heating boiler. The room has a useful under stairs cupboard with shelving and the dining room area has plenty of room for a bistro style table. There is a continuation of the oak style laminate flooring, banks of inset downlights to the ceiling, two uPVC double-glazed windows overlooking the rear elevation and a radiator. A uPVC door with a double-glazed insert gives access to the rear garden.

First Floor Landing

From the entrance hall, the staircase rises to the first floor landing where there is a ceiling light point and access to the following rooms:

Bedroom One

This double bedroom is positioned at the front of the property and has grey carpeting and a large uPVC double-glazed window. The room has a ceiling light point and a radiator.

Bedroom Two

This double bedroom is positioned at the rear of the property and has a pleasant outlook over the rear garden and playing

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fields beyond via a uPVC double-glazed window. There is a ceiling light point, a radiator and a continuation of the grey carpeting.

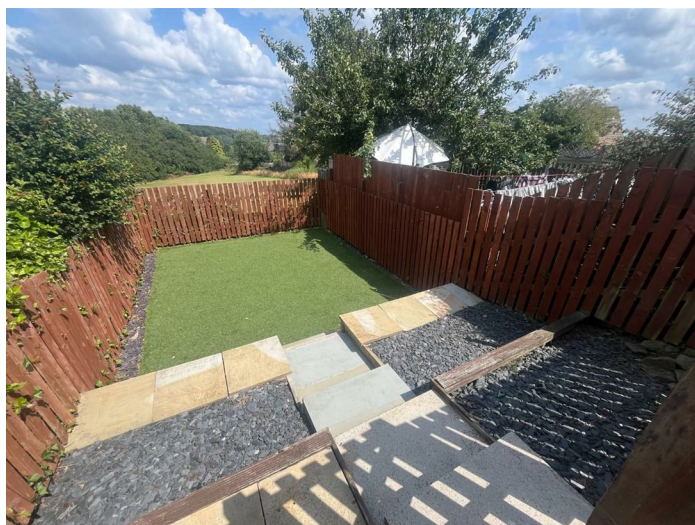
Bedroom Three

This bedroom is positioned at the rear of the property and has a similar outlook to that of bedroom two, via a uPVC double-glazed window. There is a ceiling light point and a radiator.

Bathroom

The bathroom is positioned at the front of the property. It has a modern white suite comprising a panelled bath with a square splash screen, twin taps and a mains fed shower, a pedestal hand basin set to a vanity unit and a low-level WC. There is tiled flooring with contrasting tiled walls, a ceiling light point, an extractor fan, a fitted mirror above the sink and a chrome ladder style heater towel rail.

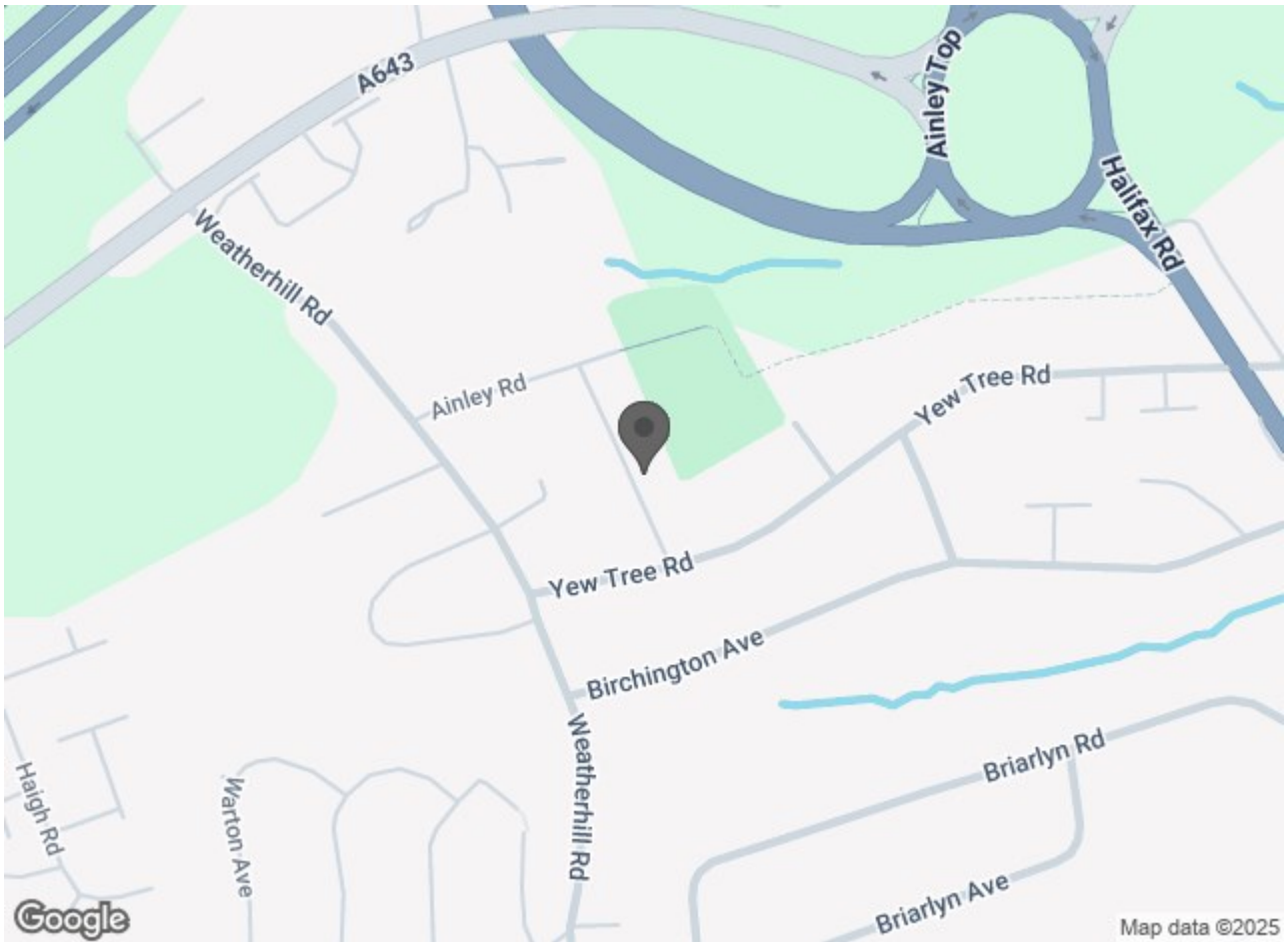
External Details



At the front of the property, there is a tarmac driveway and a pebbled seating area. At the rear is a flagged patio area with fenced borders, perfect for outdoor entertaining, and an outside water point. A timber gate gives access to four steps and an artificial lawned area with views over the playing fields and beyond.

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Directions



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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.