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## Tennyson Avenue, Lindley Huddersfield,

Offers in the region of  
**£160,000**

Located within walking distance of Lindley Village is this very well-presented, ground floor two-bedroom apartment. It may prove suitable to a professional couple looking to access the nearby M62 motorway network, or someone looking for accommodation on one level. The accommodation comprises a communal entrance hall with intercom system, apartment hallway with storage cupboard and telephone intercom system, open-plan kitchen/living dining area, two double bedrooms (the master with an en suite shower room) and a bathroom. The property benefits from gas-fired central heating and is predominantly uPVC double-glazed. Externally, there is an allocated parking space at the front of the property and, at the rear, a communal garden area.

**Tennyson Avenue, Lindley  
Huddersfield,**

**Floorplan**



**Ground Floor**



Total area: approx. 664.1 sq. feet

**Duffy Court, Tennyson Avenue, Lindley, Huddersfield**

# Tennyson Avenue, Lindley Huddersfield,

## Details



### Communal Entrance Hall

A uPVC door with an intercom system leads into the entrance hallway and a timber door gives access to the entrance hall of the apartment.

### Apartment Entrance Hall

The spacious entrance hall has room for shoe storage, etc., along with a ceiling light point and a radiator. There is a telephone Videx intercom entry system and a useful storage cupboard. Access can be gained to the following rooms:

### Kitchen Area

This open-plan room includes the kitchen area which has a range of high gloss wall and base cupboards, drawers, roll-edge worktops and matching upstands. Integrated appliances include an oven, a four-ring gas hob with overlying canopy style filter hood and stainless steel splashback, a fridge freezer and washer/dryer. There is a one-and-a-half bowl stainless steel sink unit and the worktop extends to form a breakfast bar. It has a continuation of the oak style laminate flooring, inset downlight and a uPVC window allowing natural light from the side elevation. This area is home to the Baxi central heating boiler.



### Living/Dining Area

This area is open-plan to the kitchen and has two ceiling light points and two uPVC windows to the front elevation. It has laminate style flooring and plenty of space for furniture.



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## Details



### Bathroom

The bathroom has a modern white suite comprising a panelled bath with twin taps, a pedestal hand basin with a mixer tap and a low-level WC. There is a tiled floor with appropriate tiling to the walls. The room a ceiling light point, an extractor fan and a radiator.



### Bedroom One

This double bedroom is positioned at the rear of the apartment and has a lovely outlook via two uPVC windows. There is a wall length sliding door wardrobe with hanging rails and shelving, a ceiling light point and a radiator. Being the master bedroom, this room has the advantage of an en suite shower room.



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### En Suite Shower Room

The white suite comprises a shower within a cubicle, a pedestal hand basin with a mixer tap and a low-level WC. There is a tiled floor with appropriate tiling to the walls. The room has a wall-hung mirror fronted vanity unit, a ceiling light point, an extractor fan, a shaver point and a radiator.



### Bedroom Two

This double bedroom is positioned at the rear of the apartment and has a lovely outlook via a uPVC window. There is a ceiling light point and a radiator.



### External Details

At the front of the apartment, there is an allocated parking space and, to the rear, a useful area for bin storage and a communal garden.

### Tenure

The vendor informs us the property is Leasehold.

# Tennyson Avenue, Lindley Huddersfield,

Directions

