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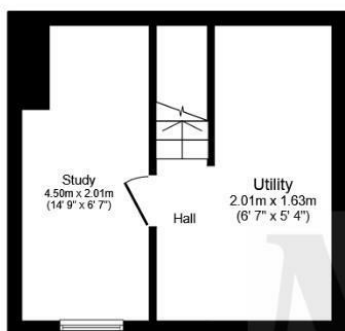
Wellington Street, Lindley Huddersfield,

£900 Per month

Located in the popular residential area of Lindley, within walking distance of various amenities, is this three-bedroom terraced property. It may prove suitable to a professional couple looking to access the M62 motorway network, or a young family, due to its proximity to recommended local schooling. The accommodation comprises an entrance hall, kitchen, living room, basement utility and study. On the first floor, there are three bedrooms and a house bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, there is a paved patio garden.

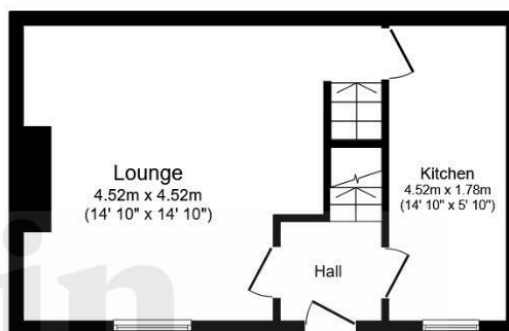
Wellington Street, Lindley Huddersfield,

Floorplan



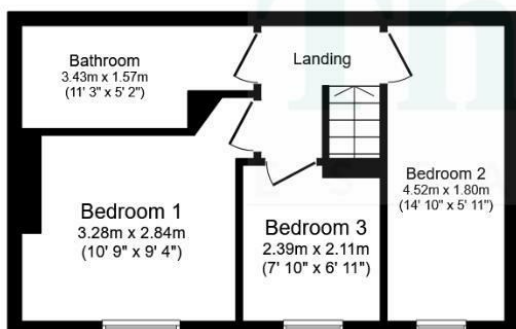
Cellar

Floor area 21.5 sq.m. (231 sq.ft.)



Ground Floor

Floor area 33.4 sq.m. (360 sq.ft.)



First Floor

Floor area 33.4 sq.m. (359 sq.ft.)

Total floor area: 88.3 sq.m. (950 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

Wellington Street, Lindley Huddersfield,

Details



Entrance Hall

A Composite door with decorative double-glazed inserts opens to the entrance hall, where there is oak style laminate flooring. The hall has coving to the ceiling, hanging hooks and a ceiling light point. A staircase leads to the first floor landing and a timber door gives access to the kitchen.

Kitchen



The kitchen has a range of high gloss wall and base cupboards, drawers, roll-edge worktops with brick style tiled surrounds and a stainless steel sink unit. Integrated appliances comprise an oven and four-ring gas hob with an overlying extractor hood, fridge and dishwasher. This room is home to the Worcester central heating boiler. There is a continuation of the oak style laminate flooring, ceiling downlighting and a radiator. A timber door gives access to the cellar.

Lounge



The living room is set to the front of the property and has several wall light points, a radiator and the focal point of the room is this multifuel stove set to a stone hearth.

Cellar



The cellar has vinyl style flooring, working surfaces, drawers and base cupboards. It would make a good utility area. There is an extractor fan, ceiling downlight points and a timber door providing access to an additional basement room, which could potentially be a work-from-home study. The second room has ceiling downlighting and a radiator.

Wellington Street, Lindley Huddersfield,

Details



First Floor Landing



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

Bedroom One



This double bedroom has a uPVC double-glazed window to the front elevation. There is coving to the ceiling, a ceiling light point and a radiator.

Bedroom Two



This double room has a uPVC double glazed window, access to loft space, a ceiling light point and a radiator.

Bedroom Three



This room has a uPVC double-glazed window,. There is useful storage over the bulkhead and drawers a ceiling light point and a radiator.

Wellington Street, Lindley Huddersfield,

Details



House Bathroom



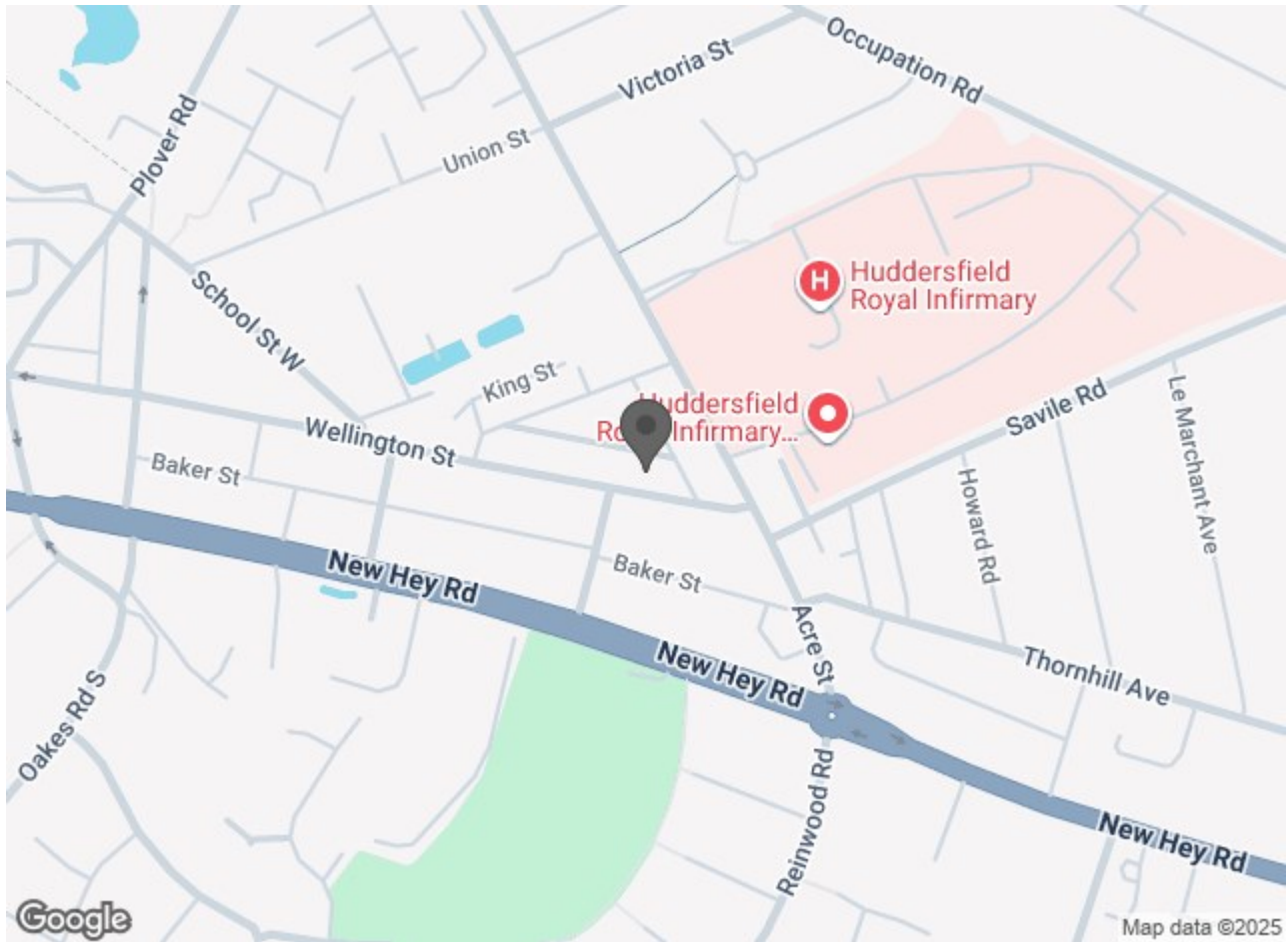
The bathroom has a white suite comprising a P-shaped bath with a curved screen and a mains fed shower over, a vanity wash hand basin with a waterfall style tap and storage below and a low-level WC with a concealed cistern. There is tiling to the floor and walls, ceiling downlighting, an extractor fan, an electric shaver point and a chrome ladder style heated towel rail.

External Details

A wrought iron gate provides access to the front of the property, where stone steps lead to the front door. There is a flagged patio seating area, perfect for outdoor entertaining, and walled boundaries.

Wellington Street, Lindley Huddersfield,

Directions



**Wellington 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.