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Thorncliffe Street, Lindley Huddersfield, Yorkshire

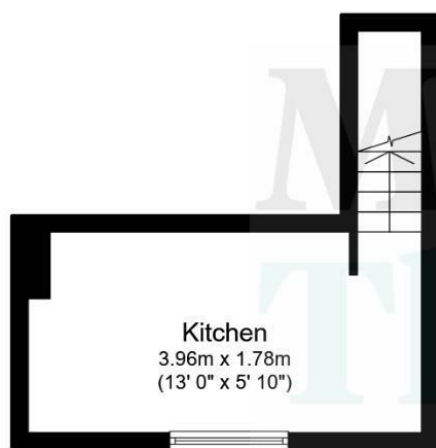
£800 Per month

Located to the heart of Lindley village within a short distance of it's various bars and restaurants and recommended local schooling is this two bed roomed stone built, back to back mid-terrace house. The property, which may well prove suitable to the professional couple offers accommodation comprising entrance hall, open plan lounge/diner, contemporary style kitchen with integrated appliances keep cellar and to the first floor two bedrooms and modern house shower room.

As one would expect the property is predominantly uPVC double glazed and enjoys a gas central heating system.

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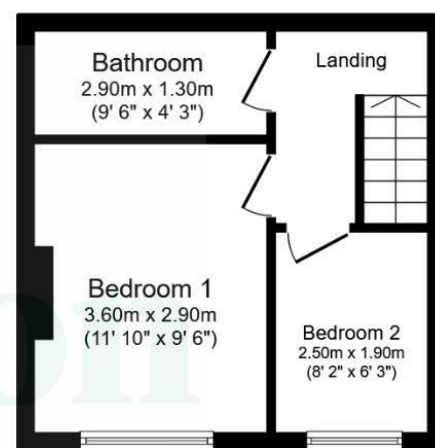
Floorplan



Lower Ground Floor
Floor area 14.3 sq.m. (153 sq.ft.)



Ground Floor
Floor area 24.5 sq.m. (264 sq.ft.)



First Floor
Floor area 24.5 sq.m. (264 sq.ft.)

Total floor area: 63.3 sq.m. (681 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

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Details



Entrance Hall

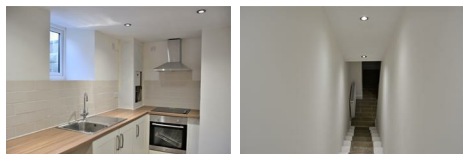
A composite external door opens to the entrance hall where there is attractive Karndean style flooring along with hanging hooks, staircase rising to the first floor and ceiling light point.

Living/Diner



This room enjoys natural light coming from the front elevation via a large uPVC double glazed window there is a central ceiling light point, a continuation of the aforementioned Karndean style flooring, various power points and radiator. The focal point of this room is this attractive exposed stone fire surround with exposed stone inset and hearth.

Basement/Kitchen



Stairs lead down to the lower ground floor where there is a useful walk in coal store with shelving and wall light point. Throughout the lower ground floor there is an attractive tiled flooring. The kitchen comprises a range of modern base cupboards, drawers, roll edge worktops with tile splashbacks. There are integrated appliances including split level hob and oven with overlying extractor fan. There is an inset stainless steel sink unit with mixer tap and plumbing for automatic washing machine. There are inset down lights to ceiling along with radiator. Additional light comes from the front elevation courtesy of a uPVC double glazed window.

First Floor Landing

From the entrance hall a staircase rises to the first floor where there is a ceiling light point.

Shower Room



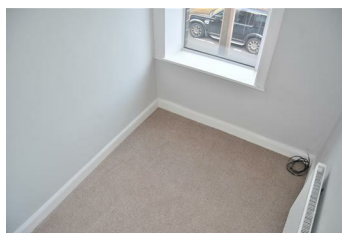
Having a modern white suite comprising low flush WC, pedestal hand basin with chrome tap over there is a double shower cubicle with sliding door home to a mains fed shower. The walls are part tiled to dado height with a contrasting tiled floor. There are inset down lights to ceiling and radiator.

Bedroom One



This double room is set to the front of the property and has a uPVC double glazed window looking out over the front elevation. There is fitted shelving to alcove along with ceiling light point and radiator. The focal point of this room is this attractive exposed stone fire surround with matching inset and stone hearth.

Bedroom Two



This single room which could also be utilised as a work from home study has a similar outlook to bedroom one via a uPVC double glazed window. There is also a ceiling light point and radiator.

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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.