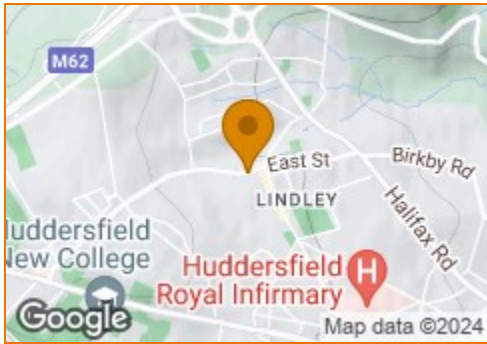


# BOULTONS

Terrain Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor  
Utility

First Floor  
Lounge  
Kitchen

Second Floor  
Bedroom  
Bathroom  
Bedroom

For illustration purposes only, not to scale.  
Plan produced using PlanUp.

**1 Dearne Fold, Huddersfield**



**Dearne Fold**  
Lindley, Huddersfield, HD3 3JU

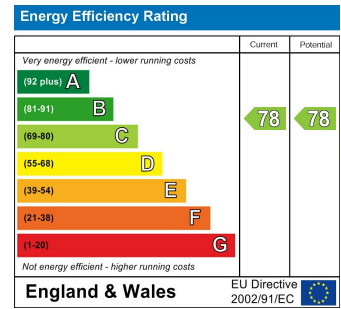
**£129,995**



**Viewing**

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Graph**



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# Dearne Fold

Lindley, Huddersfield, HD3 3JU

£129,995



LOCATED IN THE FASHIONABLE AND TRENDY VILLAGE OF LINDLEY near an abundance of daily amenities, regarded schooling and offering an excellent base for M62 users is this modern 2 double bedroom end town house. Set out over three floor and as such providing well proportioned living arrangements which are well presented in nature and have modern fixtures and fittings. Briefly comprising: Ground floor store/boiler room and entrance lobby. A generous first floor lounge with townscape views, modern fitted kitchen and 2 first floor double bedrooms plus a house bathroom.

**KITCHEN**  
7'0" x 11'8" max  
The kitchen is fitted with a range of wall and base units in a beech style with stainless steel bar handle trim and marble effect working surfaces. The kitchen is further equipped with a four ring gas hob, oven beneath and stainless steel extractor canopy over along with plumbing for a washing machine and stainless steel inset sink unit and drainer with mixer tap. There are part tiled splashbacks surrounding the preparation areas and a useful pantry cupboard storage area plus a uPVC double glazed positioned to the rear elevation.

**GROUND FLOOR**  
**RECEPTION HALL**  
9'5" x 6'0"  
Accessed via a uPVC double glazed front door with privacy glass inset and a matching side window, of the same construction and also with privacy glass inset. There is a central heating radiator and a staircase rising to the first floor along with an internal door leading to the rear of the property and a boiler room/storage space.

**SECOND FLOOR**  
**LANDING**  
6'7" x 4'5"  
Providing access to the bedrooms and bathroom and with a uPVC double glazed window positioned to the rear elevation.

**BOILER ROOM**  
6'8" x 6'1"  
Having a cupboard storage area under the stairs which rise up to the first floor, an electric meter, a gas meter and a wall mounted combination boiler along with a read access door which is uPVC double glazed in construction with privacy glass inset, allowing easy access to the rear garden areas.

**BEDROOM ONE**  
15'10" x 8'10"  
Enjoying good levels of natural light via the two uPVC double glazed windows to the rear and side elevations, central heating radiator and a useful cupboard/walk-in wardrobe area extending over the staircase.

**FIRST FLOOR**  
**LANDING**  
7'5" x 7'1"  
With a staircase rising up to the second floor accommodation, access to the principle first floor rooms and with a uPVC double glazed window positioned to the rear elevation on the turn of the staircase, central heating radiator.

**BEDROOM TWO**  
10'3" x 12'0"  
Enjoying the aforementioned outlook over the surrounding area via the uPVC double glazed window and with a central heating radiator.

**LOUNGE**  
11'5" x 12'9"  
Enjoying good levels of natural light via the large uPVC double glazed picture window from which can be enjoyed distant rooftop views. There is a central heating radiator, decorative coving and the focal point for the room is a contemporary feature fireplace positioned to the chimney breast. Extending over the staircase is a large cupboard storage unit.

**BATHROOM**  
5'6" x 6'6"  
Fitted with a pedestal hand wash basin, low flush wc and panel bath with mixer tap and hand held shower over. There are part tiled splashbacks, a central heating radiator and a uPVC double glazed window with privacy glass inset.

**COUNCIL TAX BAND A**  
**TENURE**  
We understand that the property is a leasehold arrangement, on a 125 year lease from 21.06.1993 at £10 per annum. Further details can be obtained during the conveyancing process.

