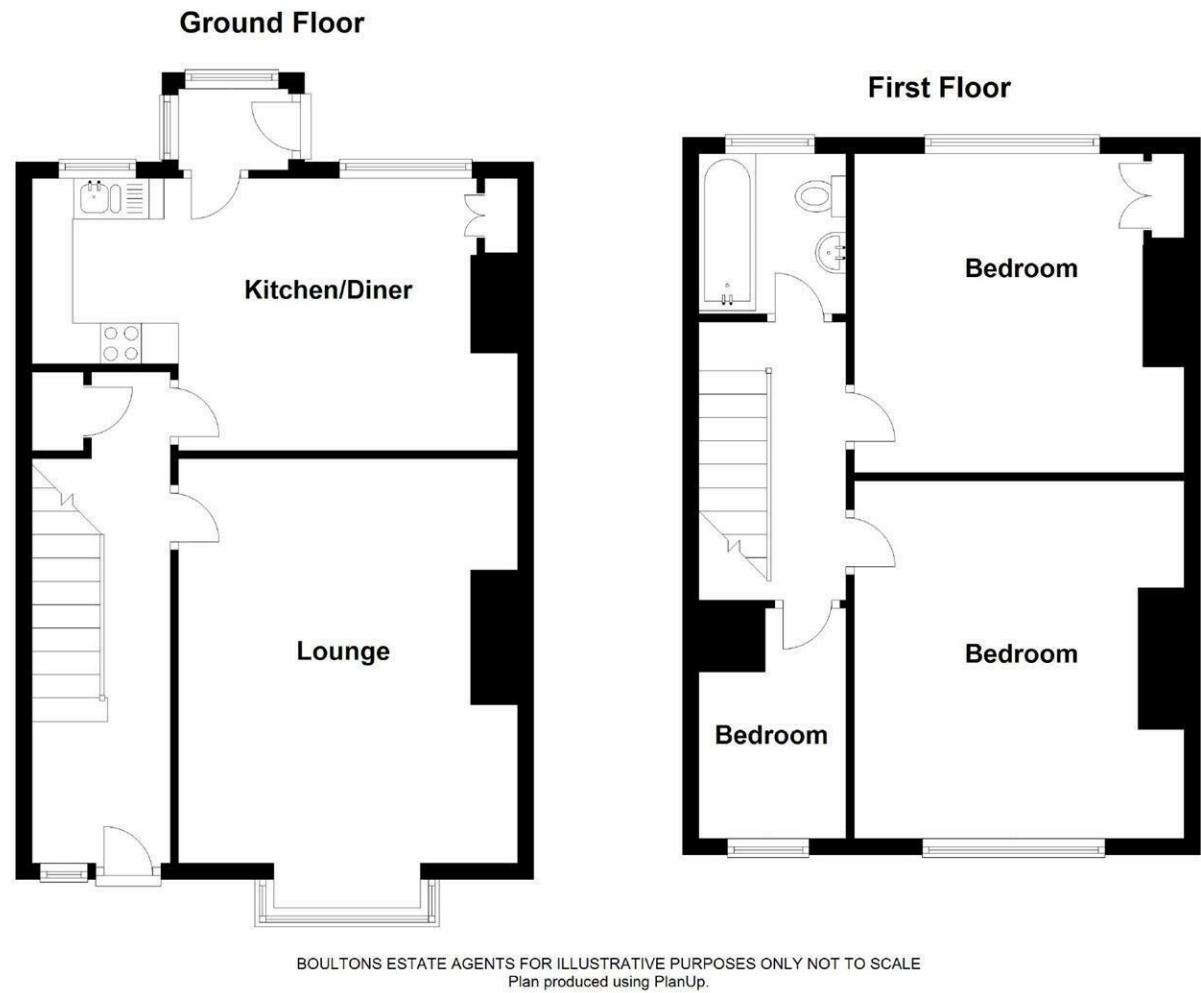


BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
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37 Acre Street
Lindley, Huddersfield, HD3 3DZ

Offers Around £199,995



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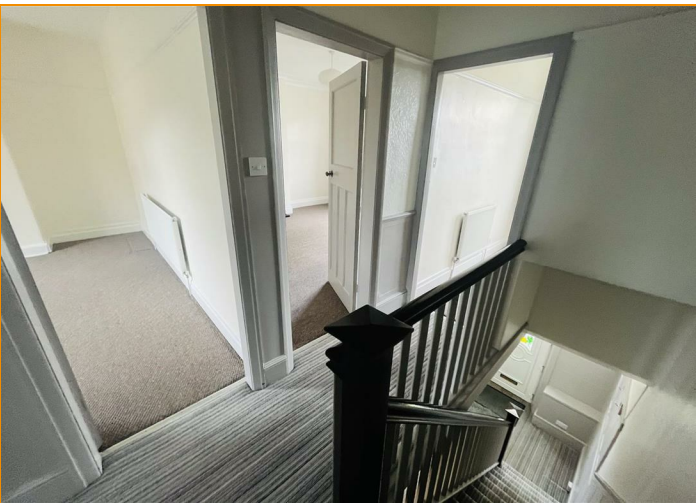
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Very well located on the outskirts of the vibrant village of Lindley is this beautifully presented terraced property, offering a perfect blend of modern living and charming traditional features. With three bedrooms plus two inviting reception rooms, gardens and the close proximity to regarded schooling this property is ideal for families.

The interior is well-appointed with modern fixtures and fittings, ensuring a comfortable and stylish living environment. The property boasts a well-designed layout with a social living/dining kitchen providing a social hub of the home and the bathroom is a contemporary three piece white suite arrangement with a shower over the bath.

One of the standout features of this home is the garage located at the rear, a valuable asset in this popular location. Residents will appreciate the proximity to local amenities, a nearby hospital, and easy access to the M62, making commuting and daily errands a breeze.

Offered with no onward chain, this property presents an excellent opportunity for buyers looking to move in without delay. Whether you are a first-time buyer, young professional or looking for a family home, this terraced house on Acre Street is a must-see. Embrace the chance of living in thriving village community in a home that beautifully balances modern day to day living with period character.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

17'8" x 5'10"

Boasting a traditionally styled staircase rising to the first floor, contrasting grey colour scheme to the wood balustrade and newel post. There is attractive period panelling on display, decorative coving, a central heating radiator, cloaks hanging and a leaded single glazed porthole style window to the front elevation. The reception hall is accessed via a uPVC double glazed front door with leaded and stained glass inset panel.

CUPBOARD STORAGE (under the stairs)

9'6" x 2'4"

Housing the fuse board, electricity meter and has plumbing for the washing machine.

LOUNGE

16'4" max into the bay x 13'8" max into the alcove

A well presented and generous reception room with a uPVC double glazed bay window positioned to the front elevation with leaded inset detail. There is a central heating radiator, decorative coving and a log effect electric fire inset into the chimney breast on a tiled hearth. You will also find a light oak effect laminate floor and a traditionally styled door with period ironmongery.

DINING KITCHEN

11'0" x 18'11"

Open plan in design with the both areas enjoying good levels of natural light via the two uPVC double glazed windows positioned to the rear elevation. In the dining room area there is a central heating radiator, a decorative feature fireplace. Useful alcove cupboards and display units provide additional storage spaces. A door to the rear elevation gives access to a porch.

KITCHEN AREA

7'4" x 6'7"

Fitted with a range of wall and base units in a white high gloss colour scheme with stainless steel bar handle trim and contrasting black marble effect working surfaces which incorporate a four ring electric hob and a one and a half bowl stainless steel inset sink unit with mixer tap and drainer. You will also find plumbing for a dishwasher along with a fitted Zanussi oven and a Zanussi extractor hood over the hob. Part tiled splashbacks surround the preparation areas and there is a wall mounted Gloworm combination boiler.

REAR PORCH

3'4" x 4'0"

With uPVC double glazed windows with leaded design and matching door allowing access to the rear garden.

FIRST FLOOR

LANDING

8'9" x 5'11"

With a loft hatch allowing access to the roof void (not inspected at the time of the appraisal) and also displays the aforementioned spindles, balustrade and newel post.

BEDROOM 1

13'8" max x 13'11"

Featuring an attractive period fireplace to the chimney breast and a uPVC double glazed window with leaded detail to the front elevation, central heating radiator and decorative coving.

BEDROOM 2

13'7" max x 10'11"

With a bank of fitted wardrobes comprising one double and one single robe with corresponding cupboard units over, a uPVC double glazed window with leaded detail to the rear elevation, picture rail and central heating radiator.

BEDROOM 3

5'11" x 7'2" to the bulkhead

With useful bulkhead cupboard storage space, picture rail, central heating radiator and a uPVC double glazed window with leaded detail inset.

HOUSE BATHROOM

6'7" x 5'10"

Fitted with a panel bath with shower over, tiled walls, glass splashscreen, pedestal hand wash basin, low flush wc, central heating radiator, aqua board style ceiling and a uPVC double glazed window with privacy glass and leaded detail inset.

OUTSIDE

To the rear is an enclosed, low maintenance patio garden with planted pockets and raised beds and a useful stone outbuilding attached to the rear of the property. There is also a single concrete sectional garage accessed from a rear lane.

To the front is a relatively low maintenance and well proportioned front garden behind a stone wall, established evergreen hedges and a pebbled section with planted pockets and flower beds

TENURE

We understand that the property is a freehold arrangement.

COUNCIL TAX. BAND B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	