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Brian Street, Lindley
Huddersfield,

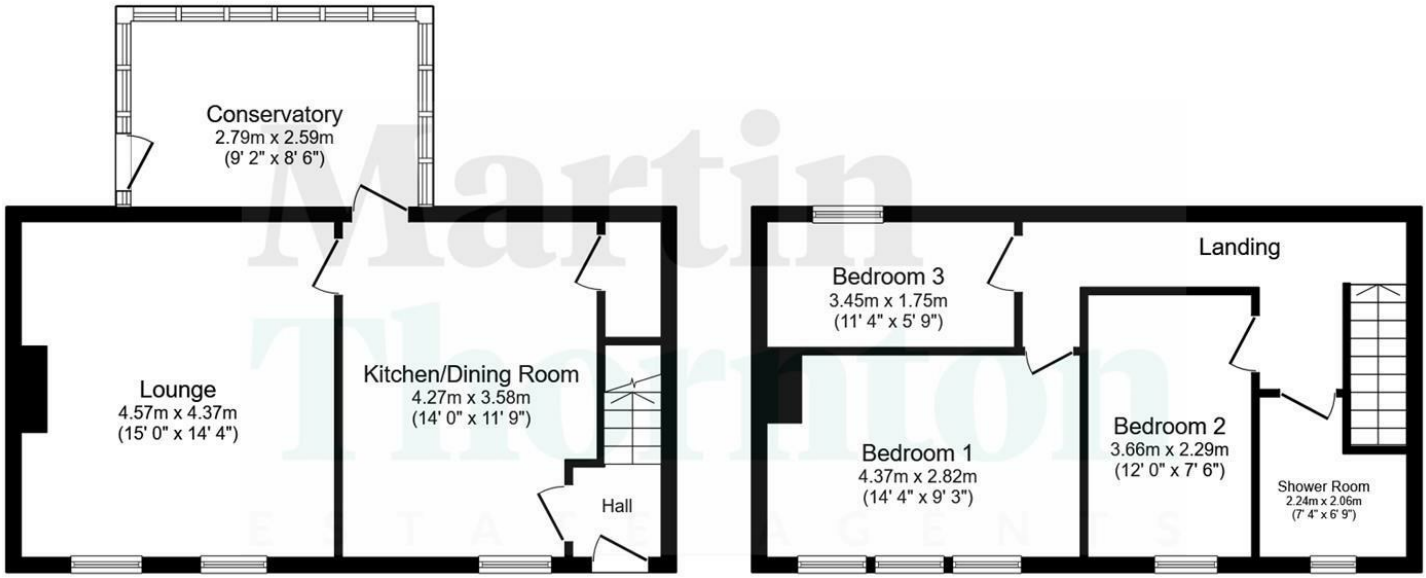
Offers in the region of £190,000

Planning Permission granted for commercial use and erection of a single story extension

Located in the centre of this popular village, close to shops, schooling and the hospital, is this three-bedroom end of terrace property. The accommodation comprises an entrance lobby, good-sized dining kitchen with some integrated appliances, large living room, conservatory. On the first floor is a contemporary shower room and three bedrooms. The property has a gas-fired central heating system and uPVC double-glazing. Parking for two cars round the back of the property. There is planning permission for change of use from dwelling (Class C3) to commercial use (Class E) including demolition of conservatory and erection of single storey extension planning application number 2025/92543

Brian Street, Lindley
Huddersfield,

Floorplan



Ground Floor
Floor area 52.8 sq.m. (569 sq.ft.)

First Floor
Floor area 41.7 sq.m. (448 sq.ft.)

Total floor area: 94.5 sq.m. (1,017 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 Lobby
An external uPVC door with decorative opaque glazed panels gives access to the entrance lobby. There is a staircase rising to the first floor accommodation and a door leading to the dining kitchen.

Dining Kitchen
This good-sized room can accommodate a formal dining table. It has kitchen units on either side with worktops and a twin-bowl stainless steel sink unit. Integrated appliances include a five-ring gas hob with a canopy style filter hood above and an electric fan oven below. There is a breakfast bar with a radiator beneath, plumbing for an automatic washer or dishwasher and space for a fridge freezer. To the front elevation, there is a uPVC window. Access can be gained to the cellar.



Living Room
This large formal reception room is positioned at the front of the property and has two beams to the ceiling. There are windows to the front elevation and a timber fire surround with a marble finish inlay and hearth, home to a coal effect gas fire. The room has wall light points and a radiator.



Conservatory
Positioned at the rear of the property, this multipurpose room could be used as a formal dining room or a playroom, etc. It has uPVC double-glazing and a stable style rear door. There is planning permission for demolition of conservatory and erection of single storey extension planning application number 2025/92543



First Floor Landing
From the entrance lobby, a staircase rises to the first floor landing. This large landing has a uPVC window and a radiator. Access can be gained to the loft space.

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Details

Bedroom One
This large double bedroom is positioned at the front of the property and has twin uPVC windows and a timber panelled ceiling with downlighting. There is a radiator and plenty of space for furniture.



Bedroom Two
This good-sized second bedroom is positioned at the front of the property and has a uPVC window, a timber panelled ceiling and a radiator.



Bedroom Three
This good-sized bedroom is positioned at the rear of the property and has a uPVC window, a timber panelled ceiling and a radiator.



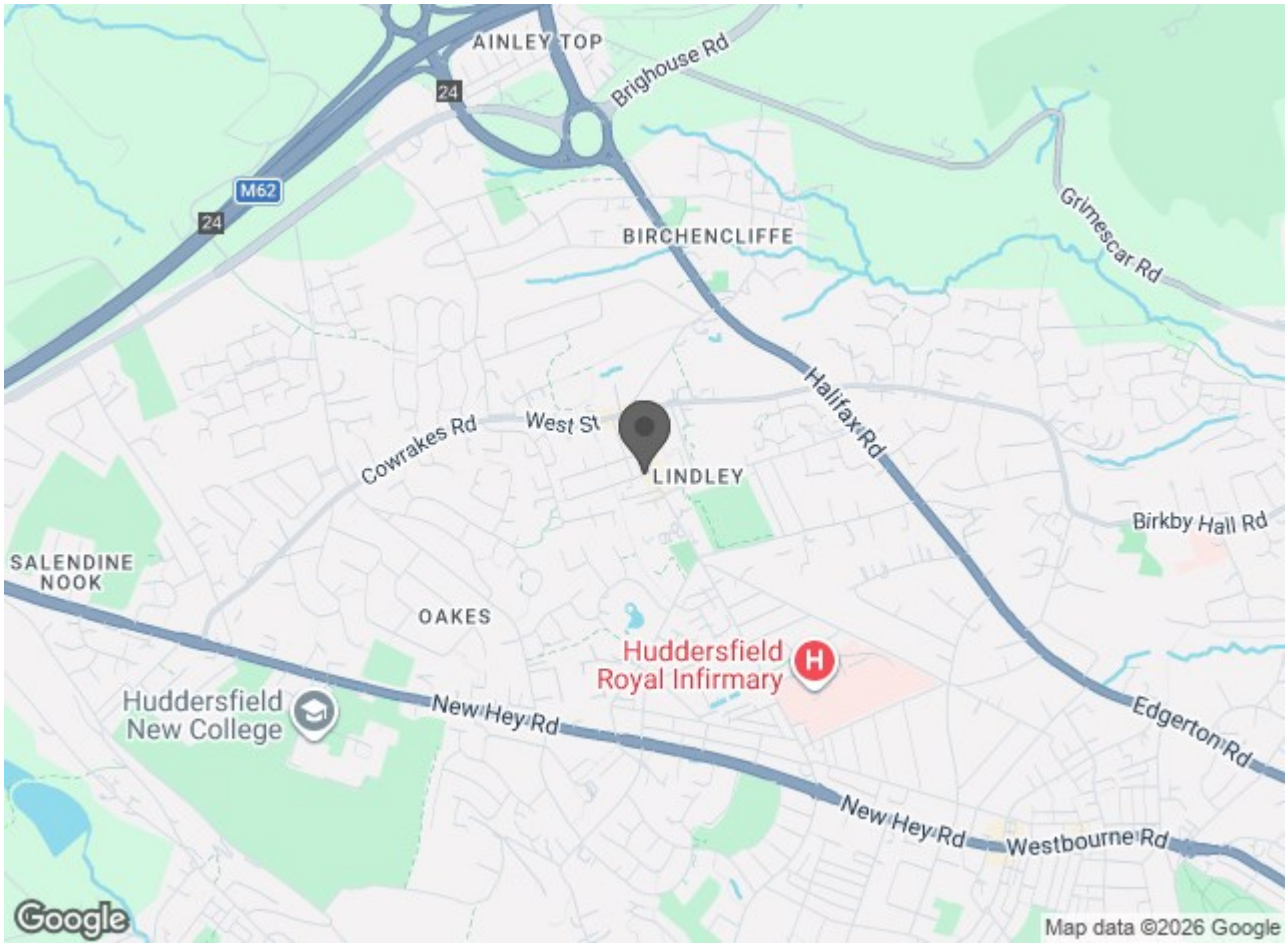
Shower Room
The shower room has a large walk-in cubicle with sliding entrance doors, an aqua boarded interior and a wall-mounted shower attachment extending to a waterfall style second shower head. There is a wash hand basin with storage below and a low-level WC with a concealed cistern. The room also has a storage cupboard, an opaque uPVC window and an upright chrome towel heater.



Tenure
The vendor informs us that the property is freehold.

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Directions



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