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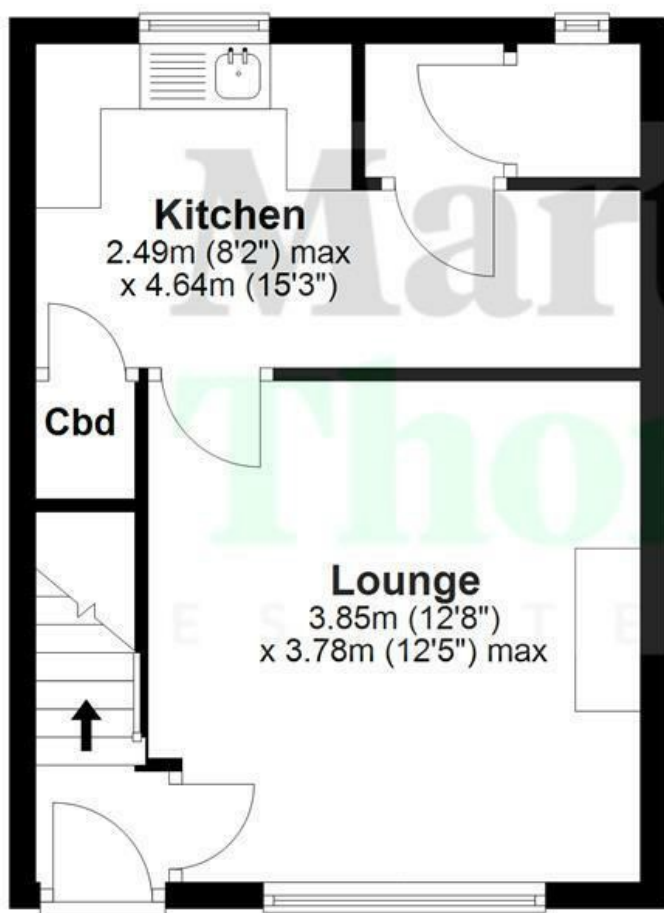
## **Weatherhill Road, Lindley Huddersfield,**

**Offers in the region of  
£160,000**

This two double bedroom semi-detached property is set to a generously sized plot and, although in need of a programme of modernisation the property offers great potential. It is conveniently situated within walking distance of Lindley Village and a short drive from the M62 motorway network. The accommodation comprises an entrance hall, living room, kitchen, former downstairs WC and rear entrance. On the first floor are two double bedrooms and a house shower room. The property is predominantly uPVC double-glazed and has electric heating. Externally, there are gardens to the front, side and rear overlooking the fields beyond.



### Ground Floor



### First Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

# Weatherhill Road, Lindley Huddersfield,

## Details



### Entrance Hall

A uPVC door with decorative double-glazed inserts opens to the entrance, where there are hanging hooks for coat storage and a ceiling light point. A staircase gives access to the first floor landing and a timber door opens to the living room.

### Living Room

This reception room has a uPVC double-glazed window allowing natural light from the front elevation. There is coving to the ceiling, a ceiling light point and a wall-mounted electric heater. The focal point of the room is a partially exposed chimney breast, home to a wall-mounted electric fire. A timber door opens to the kitchen.



### Kitchen

The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink unit. There is space for a freestanding cooker, an integrated fridge freezer and an under stairs storage cupboard. A uPVC double-glazed window overlooks the rear garden and beyond and a timber door gives access to the rear entrance.



### Rear Entrance

This area previously housed a WC with a uPVC window and a rear door giving access to the rear garden. There is a useful under stairs storage cupboard, housing the electric fuse board.

### First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, which has an electric wall-mounted heater and a uPVC double-glazed window to the side elevation. There is access to loft space and access can be gained to the following rooms:

# Weatherhill Road, Lindley Huddersfield,

## Details



### Bedroom One

This double bedroom has two uPVC double-glazed windows to the front elevation, a ceiling light point and an electric radiator.



### House Shower Room

The bathroom has a white suite comprising a low-level WC, pedestal hand basin with twin taps and a corner shower cubicle with a splash screen, home to a Triton electric shower. There is a ceiling light point, an extractor fan and a uPVC window allowing natural light from the rear elevation.



# Weatherhill Road, Lindley Huddersfield,

## Details



### Bedroom Two

This bedroom has a pleasant outlook over the rear garden and beyond via a uPVC double-glazed window. It has a ceiling light point.



### External Details

At the front of the property, there is a fenced garden with mature shrubbery borders. At the rear, there is a lovely, fenced garden overlooking the fields and beyond.



### Tenure

The vendor confirms that the property is freehold.

# Weatherhill Road, Lindley Huddersfield,

Directions

