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## Cressfield Road, Lindley Huddersfield,

**Offers over £150,000**

**\*\* ATTENTION INVESTORS & LOCAL BUILDERS \*\* BY WAY OF TRADITIONAL AUCTION \*\* OPEN TO BID VIA BOULTONS ONLINE BIDDING PLATFORM \*\* AUCTION CLOSING 9TH JULY 12 NOON \*\* JOINT AGENT WITH BOULTONS\*\***

Nestled on the desirable Cressfield Road in Huddersfield, this spacious three-bedroom house presents an exciting opportunity for those looking to embark on a refurbishment project. Offered in a traditional auction format, this property is ideal for local builders and developers seeking to make their mark in a sought-after area.

The house boasts a generous layout, providing ample space for creative renovations. The front and rear gardens offer potential for outdoor enhancements, making it a perfect canvas for those with a vision. The anticipated sale date is set for early July, allowing interested parties to prepare for an easy online bidding process.

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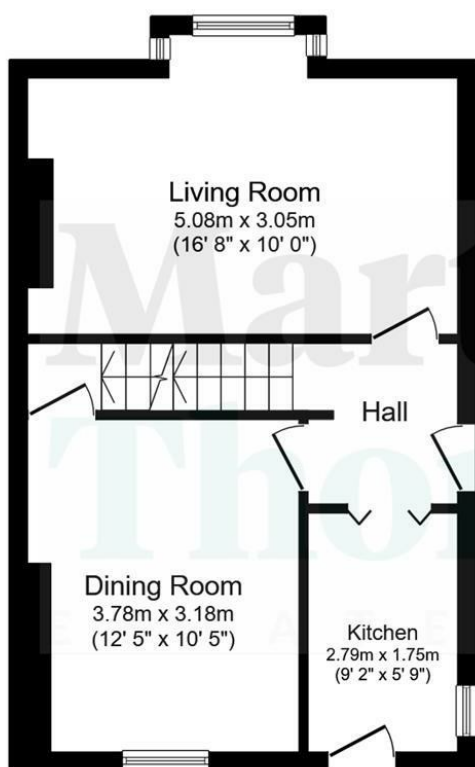
**Cressfield Road, Lindley  
Huddersfield,**

**Offers over £150,000**

This property not only promises a rewarding project but also the chance to invest in a location that is highly regarded within the community. Whether you are looking to create a family home or a profitable investment, this house on Cressfield Road is a remarkable opportunity not to be missed.

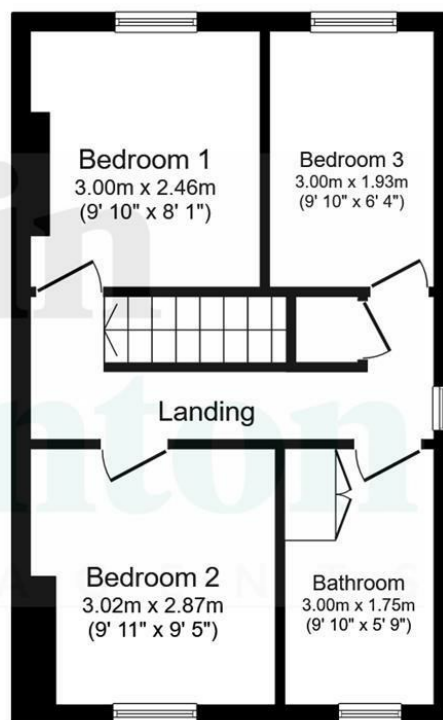
**Cressfield Road, Lindley  
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**Floorplan**



**Ground Floor**

Floor area 40.4 sq.m. (435 sq.ft.)



**First Floor**

Floor area 37.1 sq.m. (400 sq.ft.)

Total floor area: 77.5 sq.m. (835 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](http://www.Propertybox.io)

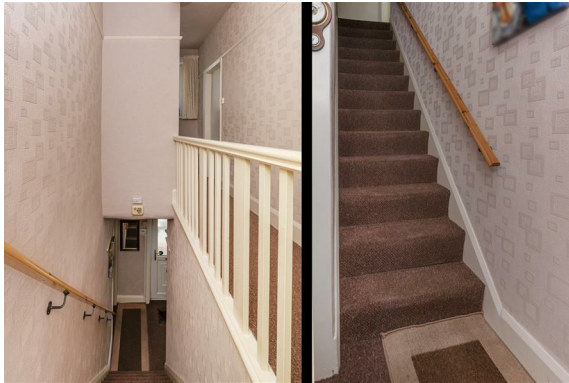
# Cressfield Road, Lindley Huddersfield,

## Details



### Entrance Hall

A side external uPVC door with an opaque glazed panel gives access into the hallway, which has an inset matwell and a radiator. A staircase rises to the first floor accommodation and a door leads into the living room.



### Living Room

This reception room runs the full width of the property and is particularly light and bright, with a large walk-in bay window with uPVC glazing, enjoying a southerly aspect. It has a marble finish fire surround with matching inlay and hearth, home to a coal effect gas fire. There is plenty of space for furniture, coving to the ceiling and two radiators.



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### Dining Room

This good-sized second reception room is positioned at the rear of the property, with a uPVC window overlooking the garden. It has floor-to-ceiling louvre door storage cupboards incorporating shelving. Buyers may take the opportunity to remove the dividing wall to the kitchen, to create a large open-plan room. There is a picture rail and a radiator.



### Kitchen

The kitchen has wall cupboards and base units with working surfaces, part tiled surrounds and a stainless steel sink. There is an integrated slimline dishwasher, space for a freestanding cooker with a filter hood above and space for a fridge. As mentioned, buyers may decide to create an open-plan dining kitchen. The room has a side uPVC window, a rear uPVC glazed door, floor tiling and a radiator.



### Utility/Workshop

From the dining room, steps lead down to the basement, where our clients have a washing machine plumbed in. There is space for further appliances such as a chest freezer and tumble dryer. This area is home to the central heating boiler. There is an external timber door providing access to steps up to the rear garden, and an adjoining, similarly sized, cellar.

# Cressfield Road, Lindley Huddersfield,

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### First Floor Landing

From the hallway, steps rise to the first floor landing, which has a spindle balustrade and a uPVC window. There is a good-sized storage cupboard with shelving, ideal for storing suitcases, etc.



### Bedroom One

This double bedroom is positioned at the rear of the property and has built-in wardrobes with high level storage cupboards and matching bedside drawers. There is a further treble wardrobe with storage cupboards, a rear uPVC window, shelving and a radiator.



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### Bedroom Two

This double bedroom is positioned at the front of the property and has built-in wardrobes with high level storage cupboards. There is space for further furniture, a uPVC window and a radiator.



### Bedroom Three

This good-sized single bedroom is positioned at the front of the property and has a uPVC window, space for furniture and a radiator.



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## Details



### Bathroom

The bathroom has a white three-piece suite comprising a panelled bath with a shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. There is an airing cupboard, which houses the cylinder and has shelving, an opaque uPVC window, half height wall tiling and a radiator.



### External Details

In front of the property, there is an open-plan paved area utilised as off-road parking. There is a side driveway, however, this is narrow for modern vehicles and at the end is a timber gate leading to the garden. At the rear, there is a paved seating area and steps leading down to the basement/utility. From the patio, steps lead down into the garden itself, where there is perimeter fencing, a timber shed and paving.



### Tenure

The vendor informs us that the property is freehold.

# Cressfield Road, Lindley Huddersfield,

Directions

