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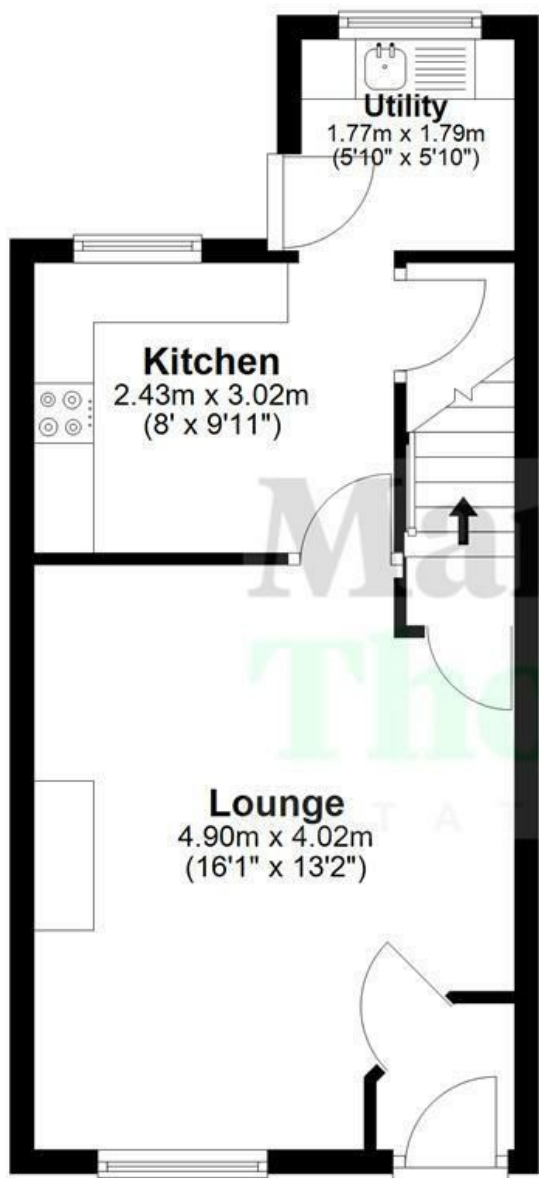
## Wellington Street, Lindley Huddersfield, Yorkshire

Offers in the region of  
**£155,000**

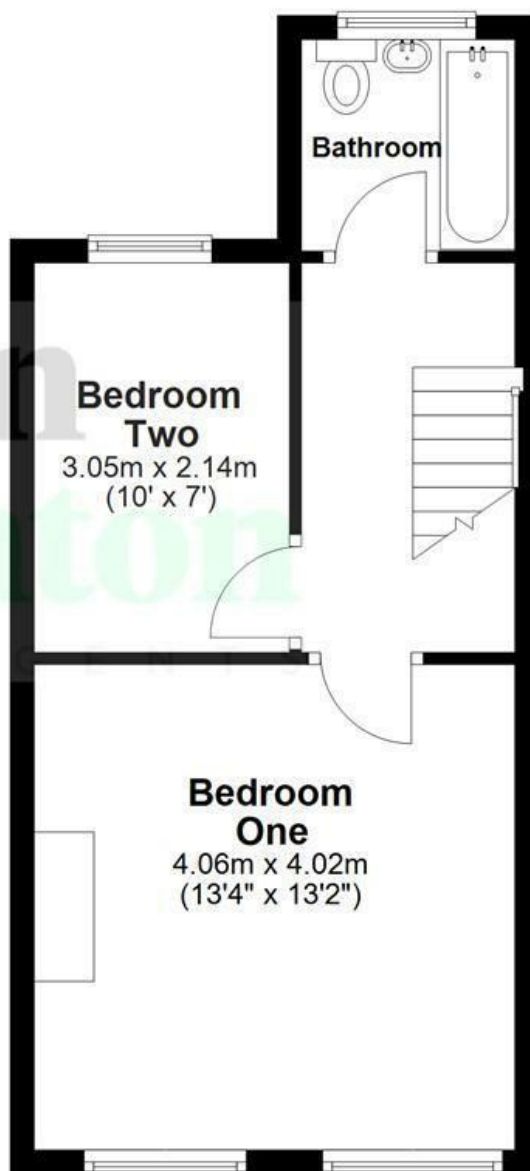
This good-sized two-bedroom mid-terraced house is located in this popular area, only a short distance from the hospital, the centre of Lindley and Heritage Exchange. It has been extended slightly from its original design and would suit a variety of age groups, including buy-to-let investors. The accommodation comprises an entrance vestibule, living room, kitchen and adjoining utility area. It has a useful cellar with a radiator. On the first floor are two bedrooms and the bathroom with a three-piece suite. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there are garden areas to the front and rear. Parking is on road permit parking. The property is offered with the advantage of no chain involvement.



### Ground Floor



### First Floor



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

# Wellington Street, Lindley Huddersfield, Yorkshire

## Details



### Entrance Vestibule

An external uPVC door with opaque glazed panels gives access to the entrance vestibule. This has an inset matwell to the tiled floor and a stripped timber and glazed door leading into the living room.

### Living Room

This good-sized reception room is positioned at the front of the property, with a uPVC double-glazed window and oak flooring. The focal point of this pleasant room is the exposed stone fireplace and blue slate hearth home to a stove style gas fire. There are wall light points, plenty of space for furniture and a radiator. A staircase rises to the first floor. A stripped internal door leads to the kitchen.



### Kitchen

The kitchen has a range of modern shaker style wall cupboards and base units with working surfaces featuring a stainless steel splash back. Integrated appliances comprise an electric fan oven and a four-ring gas hob with a canopy style filter hood. There are spot lights to ceiling, floor tiling, a rear uPVC window and a radiator. An archway leads to an extended section of the kitchen/utility.



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### Utility area

Fitted with matching cupboards and base units to match those in the kitchen, along with a stainless steel sink unit, drainer and twin taps. There is plumbing for an automatic washing machine and dishwasher, a tiled floor, spotlights to ceiling, a rear uPVC window and a radiator. A uPVC door leads out into the garden.



### Cellar

From the kitchen, steps lead down to a keeping cellar, which provides handy additional storage. It has a keeping table and houses the boiler for the central heating system. There is also a radiator.

### First Floor Landing

From the living room, the staircase rises to the first floor landing, where there is spindle balustrading and access to loft space.

### Bedroom One

This generous room is positioned at the front of the property and is light and bright with large uPVC windows. It features a decorative cast iron fireplace, plenty of space for furniture and a radiator.



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### Bedroom Two

This good-sized second bedroom is positioned at the rear of the property. It has a uPVC window and a radiator.



### Bathroom

The bathroom has a white three-piece suite comprising a bath with a shower screen and a Bristan independent shower over, a low flush WC and a pedestal hand basin. There is ceramic tiling to the walls and floor, a heated towel rail, spot lights to ceiling and an opaque uPVC double-glazed window.



### External Details

To the front of the property there is a low maintenance paved and gravelled garden with flower bed boarders. The rear garden area is enclosed yard which again provides low maintenance.



### Tenure

**Wellington Street, Lindley  
Huddersfield, Yorkshire**

**Details**



The vendor informs us the property is Freehold.

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Directions

