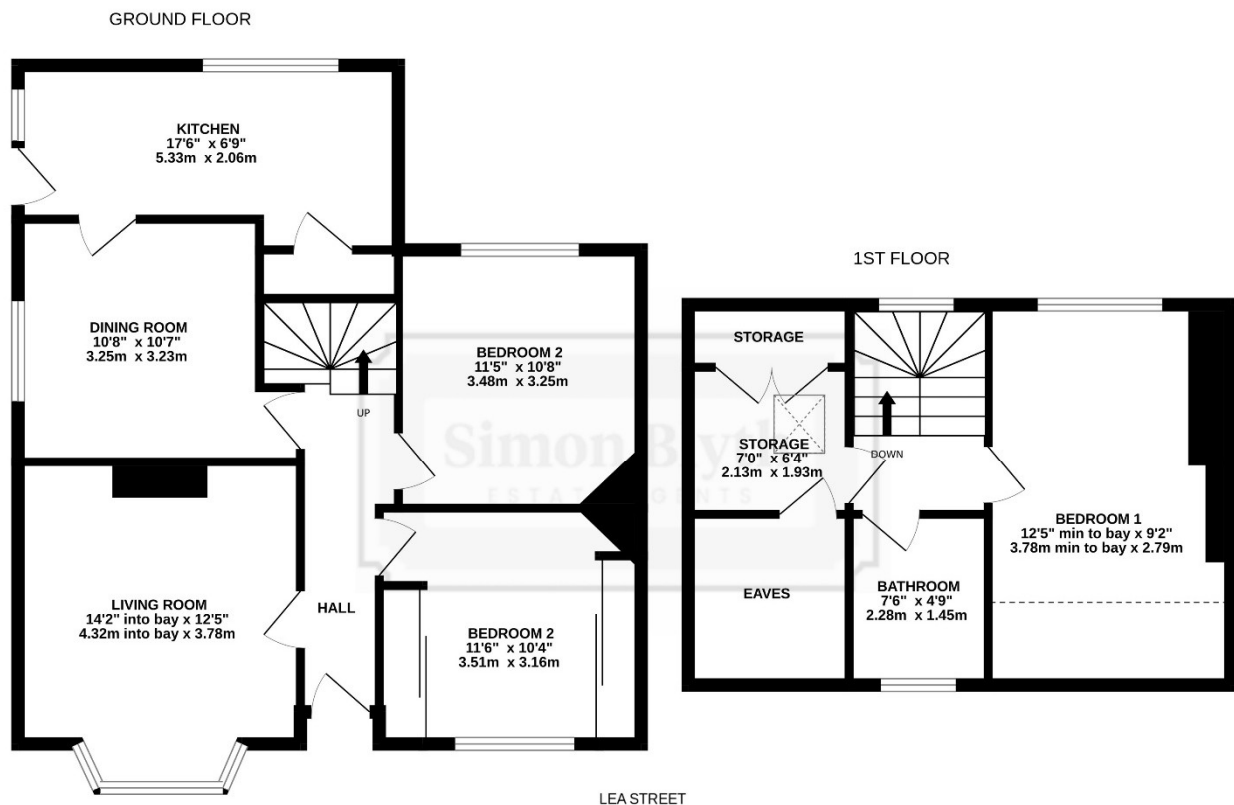




7 Lea Street, Lindley, HD3 3LS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

Available with vacant possession and no onward chain is this stone built double fronted semi-detached bungalow constructed circa 1928 and providing spacious and well-planned accommodation with bedrooms to both ground and first floor.

The property is located within a well-regarded and popular residential area close to Lindley Junior and Infant School as well as Lindley's varied amenities including shops, restaurants and bars. The accommodation is served by a gas central heating system, uPVC double glazing and briefly comprises to the ground floor entrance hall, bay fronted living room, separate dining room, kitchen and two ground floor bedrooms. To the first floor a landing gives access to a double bedroom, bathroom and storeroom with eaves access off. Externally there is a garden to the front and a southerly facing garden at the rear and on street parking.

Offers Around £250,000

GROUND FLOOR

ENTRANCE HALL

With a uPVC and frosted double glazed door, decorative ceiling rose with ceiling light point, ceiling coving, picture rail, central heating radiator, staircase rising to the first floor and from the hallway access can be gained to the following rooms: -

LIVING ROOM

Measurements- 14'2" x 12'5"

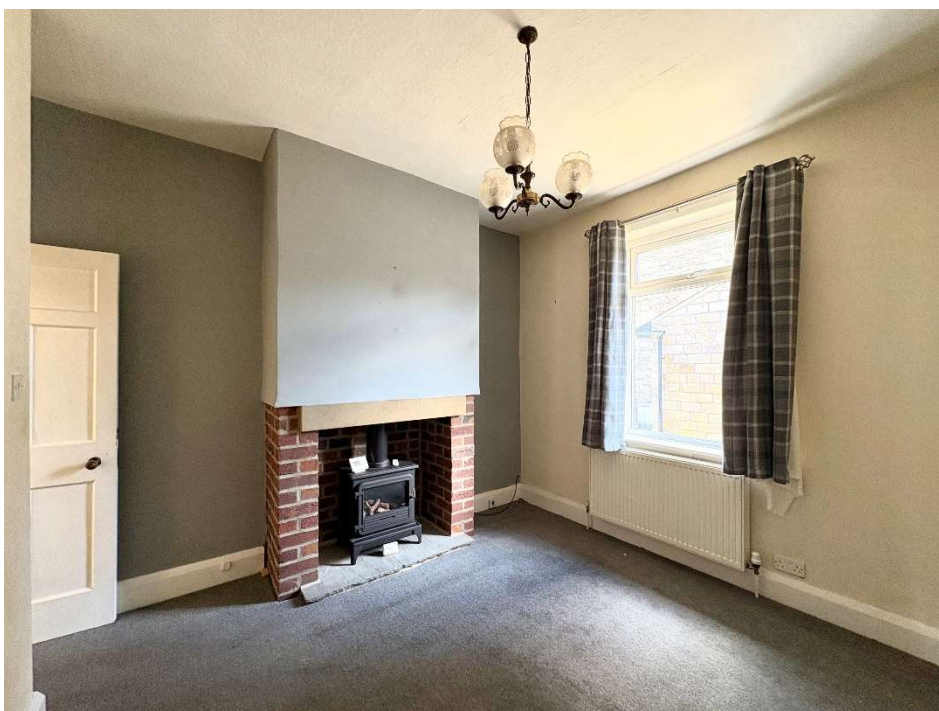
With a walk-in bay having uPVC double glazed windows looking out over the front garden, there is a ceiling light point, ceiling coving, picture rail, central heating radiator and as the main focal point of the room there is a fireplace with an inset coal effect gas fire.



DINING ROOM

Measurements- 10'8" x 10'7"

This is located at the rear of the living room and has a uPVC double glazed window to the side elevation. There is a ceiling light point, central heating radiator and as the main focal point of the room there is a brick fireplace which is home to a Vega gas log effect stove resting on a flagged hearth. To the rear of the dining room a door gives access to the kitchen.



KITCHEN

Measurements- 17'6" x 6'9" maximum

With uPVC double glazed windows looking out over the rear garden together with a uPVC double glazed window and adjacent uPVC door to the side elevation. There are two ceiling light points, central heating radiator, tiled floor and fitted with a range of base cupboards and drawers with contrasting overlying worktops with tiled splashbacks, inset single drainer stainless steel sink with chrome mixer tap, four ring gas hob with an electric oven beneath and to one side a door gives access to a small storeroom.



BEDROOM THREE

Measurements – 10'8" x 11'5"

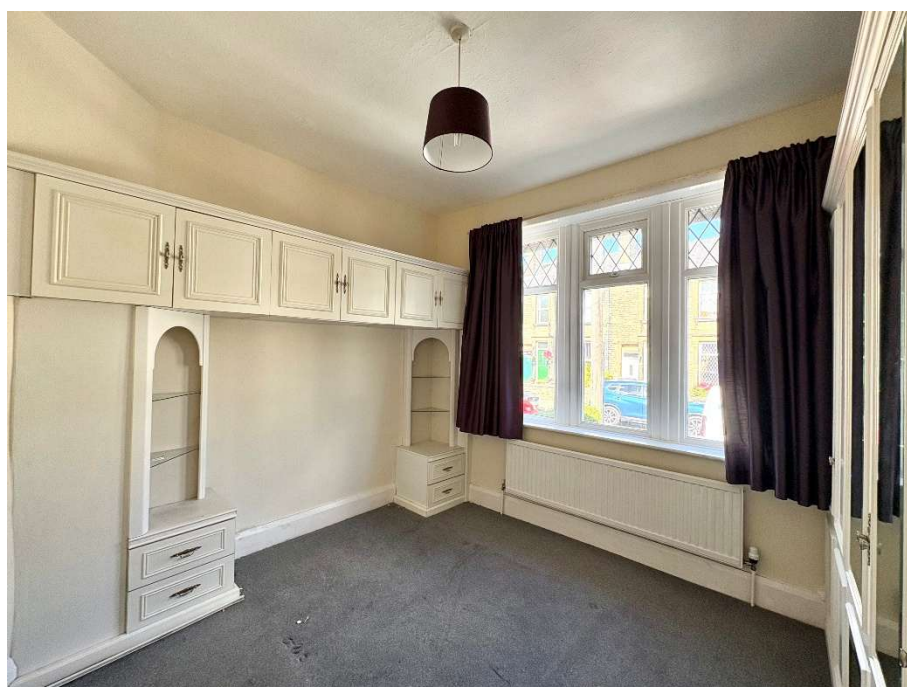
A double room situated to the rear of the bungalow and having a uPVC double glazed window looking out over the garden. There is a ceiling light point, picture rail, central heating radiator and in one corner there is a decorative cast iron fireplace.



BEDROOM TWO

Measurements – 11'6" x 10'4"

With a uPVC double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator and fitted furniture including part bevelled mirror fronted wardrobes, cupboards, together with bedside tables and display shelving over.



FIRST FLOOR

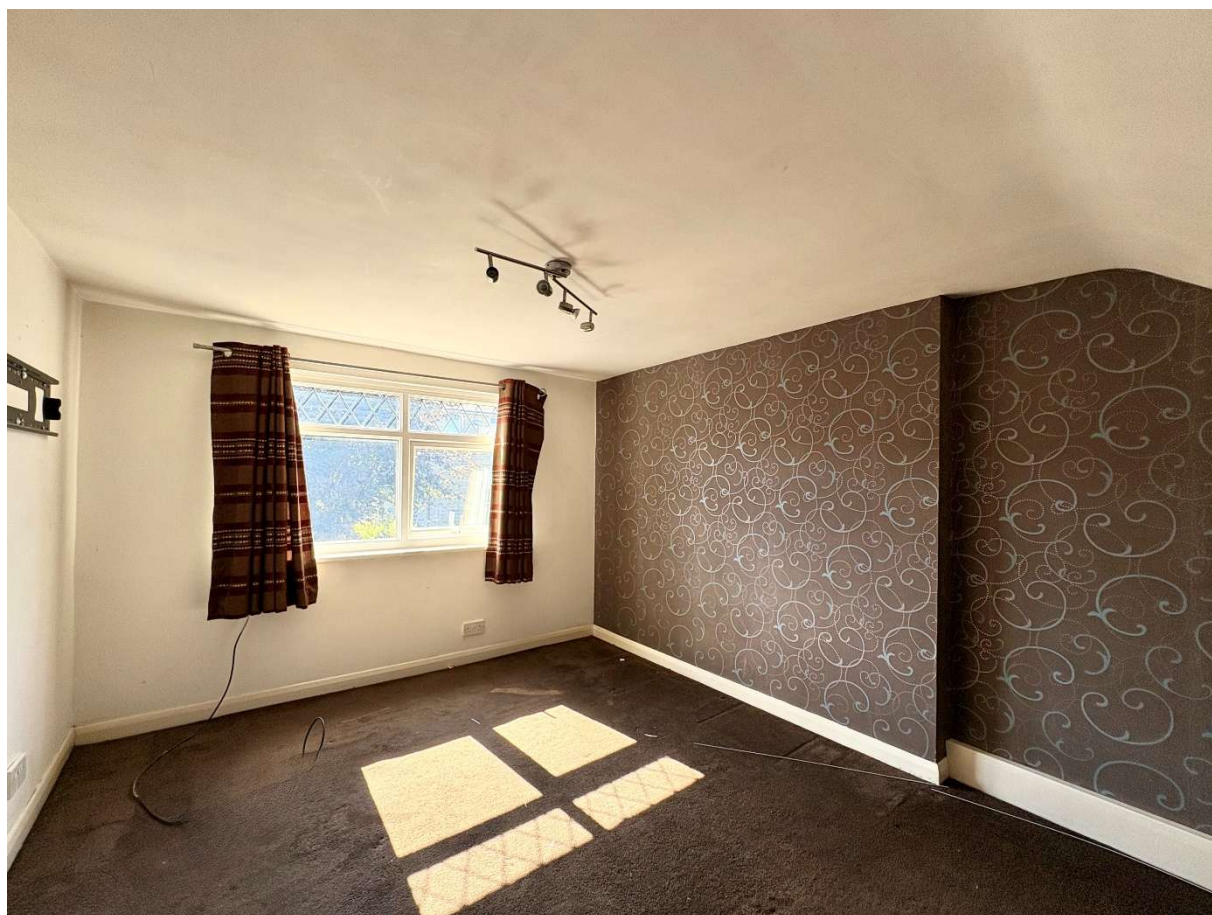
LANDING

With a uPVC double glazed window and ceiling light point. From the landing access can be gained to the following: -

BEDROOM ONE

Measurements- 12'5" measured to beam x 9'2" minimum

A double room which has a uPVC double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and useful storage area beyond the beam.



BATHROOM

Measurements- 7'6" x 4'9"

With a frosted uPVC double glazed window, floor to ceiling tiled walls and fitted with a suite comprising panelled bath, pedestal wash basin and low flush w.c.



STOREROOM

Measurements- 6'4" x 7'0"

This has a limited head height and has a central heating radiator, Velux double glazed window, access to the eaves to three sides with the front section housing an ideal wall mounted gas fired central heating boiler.

OUTSIDE

PARKING

The property has on street parking

GARDENS

To the front of the property there are stone gate posts with a wrought iron hand gate opening onto a flagged pathway. The flagged pathway leads across the front of the property giving access to the main entrance, there are also planted flowers and shrubs. To the left-hand side of the bungalow a pathway gives access to a southerly facing rear garden which has a lawn, planted tree in one corner, shrubs and a timber and glazed garden shed.



ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Property tenure – Leasehold for the remainder of 999-years from the 06/11/1928

Council tax band – C

Directions- Using satellite navigation enter the postcode HD3 3LS

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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Sunday - 11:00 to 14:00



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