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Union Street, Lindley
Huddersfield,

Offers over £190,000

This four-bedroom mid-through terraced home is located in the centre of this popular village with ease of access to local amenities, schooling, the nearby Royal Infirmary, public transport and M62 motorway access, making it an ideal purchase for a first-time buyer or professional couple looking for a well-positioned home. Presented to a high standard throughout and having undergone recent modernisation. The accommodation is arranged over three floors. The accommodation comprises a rear entrance porch, dining kitchen with some integrated appliances, good-sized living room and useful storage within the cellar. On the first floor, there are two bedrooms and the house bathroom. On the top floor, there are two further bedrooms with access to a Jack & Jill style en suite shower room. The property has a gas-fired central heating system and majority uPVC double-glazing. Externally, there are gardens to the front and rear. Union Street is resident permit parking.

Union Street, Lindley
Huddersfield,

Floorplan

Ground Floor First Floor Second Floor

Total floor area: 100.6 sq.m. (1,083 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
A feature external door with opaque leaded glaze panels and a matching over-light give access into the living room.

Living Room
This large principal reception room is positioned at the front of the property with a high ceiling incorporating deep cornice coving. It has fresh neutral decor and carpeting, plenty of space for furniture and a radiator. A staircase leads up to the first floor accommodation and a door leads through to the dining kitchen.

Dining Kitchen
This room is positioned at the rear of the property and has units to high and low levels with brick effect tiled splashbacks. Integrated appliances comprise an electric oven, four-ring gas hob and canopy style filter hood. There is space and plumbing for an automatic washing machine, space for a freestanding fridge freezer and, concealed within a unit, the boiler for the central heating system. There is room for a dining/bistro table, wood effect cushion vinyl flooring, a rear uPVC window and a radiator. A timber and opaque leaded glazed door leads through to a rear entrance porch.

Rear Entrance Porch
The porch has an external uPVC and glazed door with opaque glazed windows to either side. It has wood effect vinyl flooring.

Keeping Cellar
From the dining kitchen, steps lead down to a useful keeping cellar with stone shelving providing additional handy storage.

First Floor Landing
A staircase rises to the first floor landing, which provides access to two of the first floor bedrooms and the bathroom. The landing has a radiator and a large, useful storage cupboard.

Bedroom One

This large double bedroom is positioned at the front of the property and has a high ceiling, neutral fresh decor and carpeting. There is plenty of space for freestanding furniture, a uPVC window and a radiator.

Bedroom Two

This double bedroom is positioned at the rear of the property and has fresh neutral decor and carpeting. There is a uPVC window, space for furniture and a radiator.

House Bathroom
The bathroom has a white three-piece suite comprising a panelled bath with a wall-mounted/hand-held shower fitting, a pedestal wash basin and a low level WC. There is appropriate tiling to the walls, an opaque rear uPVC window, an extractor fan and a radiator.

Top Floor Accommodation
From the first floor landing, a staircase rises to the top floor.

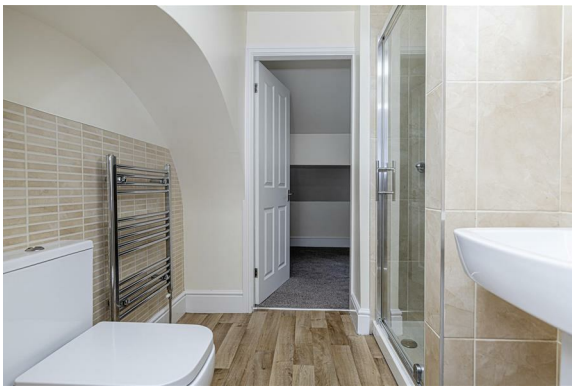
Bedroom Three
This double bedroom is positioned at the front of the property and has a decorative fireplace to the chimney breast, a Velux window and a radiator. A door leads to a Jack & Jill en suite shower room.

Bedroom Four

This double bedroom is positioned at the rear of the property and has neutral decor and carpeting, space for furniture, a Velux window and a radiator. This room also has a door through to the Jack & Jill en suite shower room.

En Suite Shower Room

This room can be accessed from bedrooms three and four. It has a shower cubicle with a glazed door and a wall-mounted shower fitting, a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, an upright chrome ladder style radiator and a high level Velux Window.



Union Street, Lindley
Huddersfield,

Details

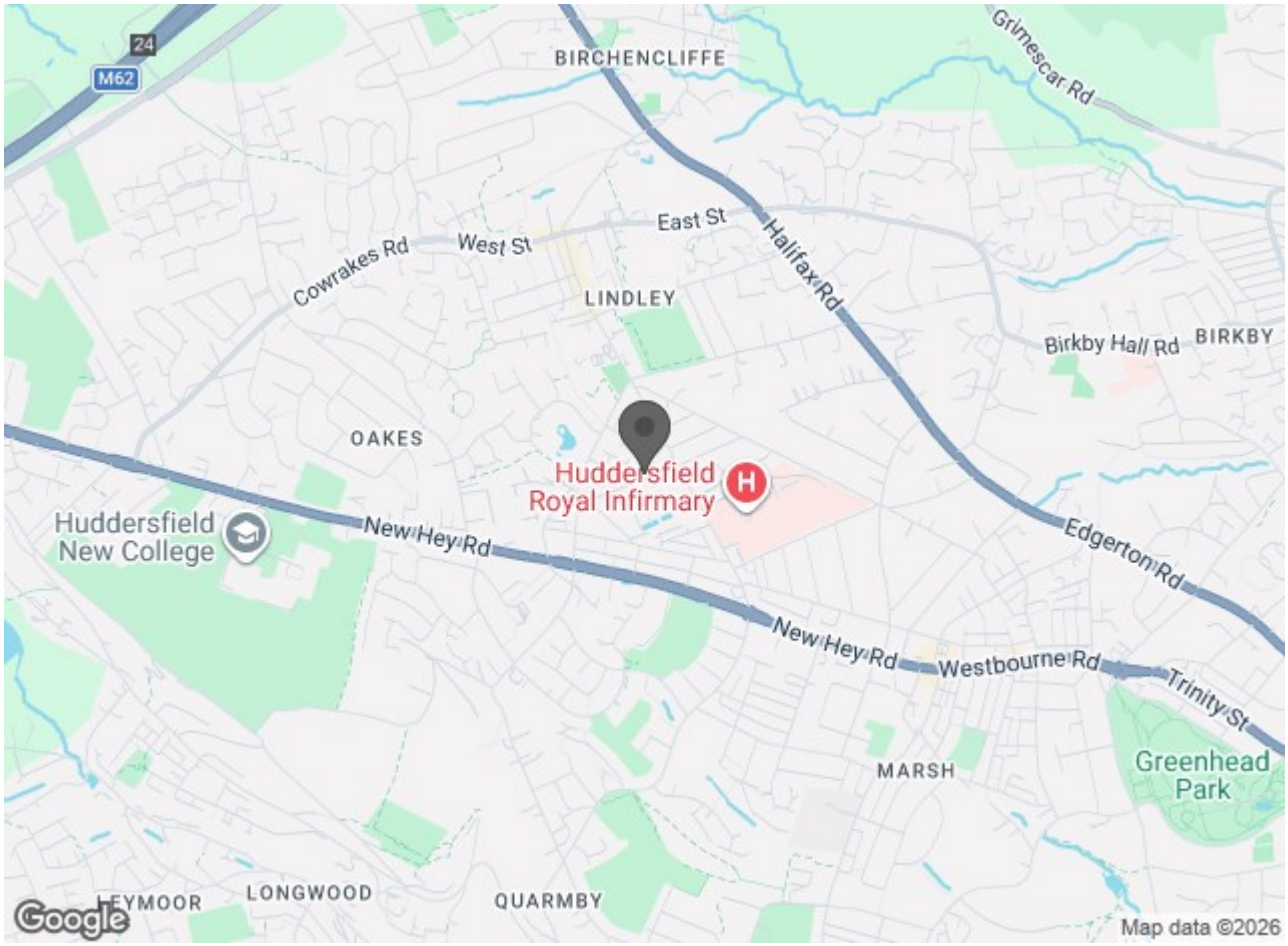
External Details

In front of the property, there is a perimeter wall with fencing, a stone flagged pathway and a paved area with coloured slate, perfect for outdoor eating. To the rear of the property, there is a garden area of a similar size with a perimeter low-level wall and a seating/patio area.

Tenure

The vendor informs us that the property is freehold.

Union Street, Lindley
Huddersfield,
Directions



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