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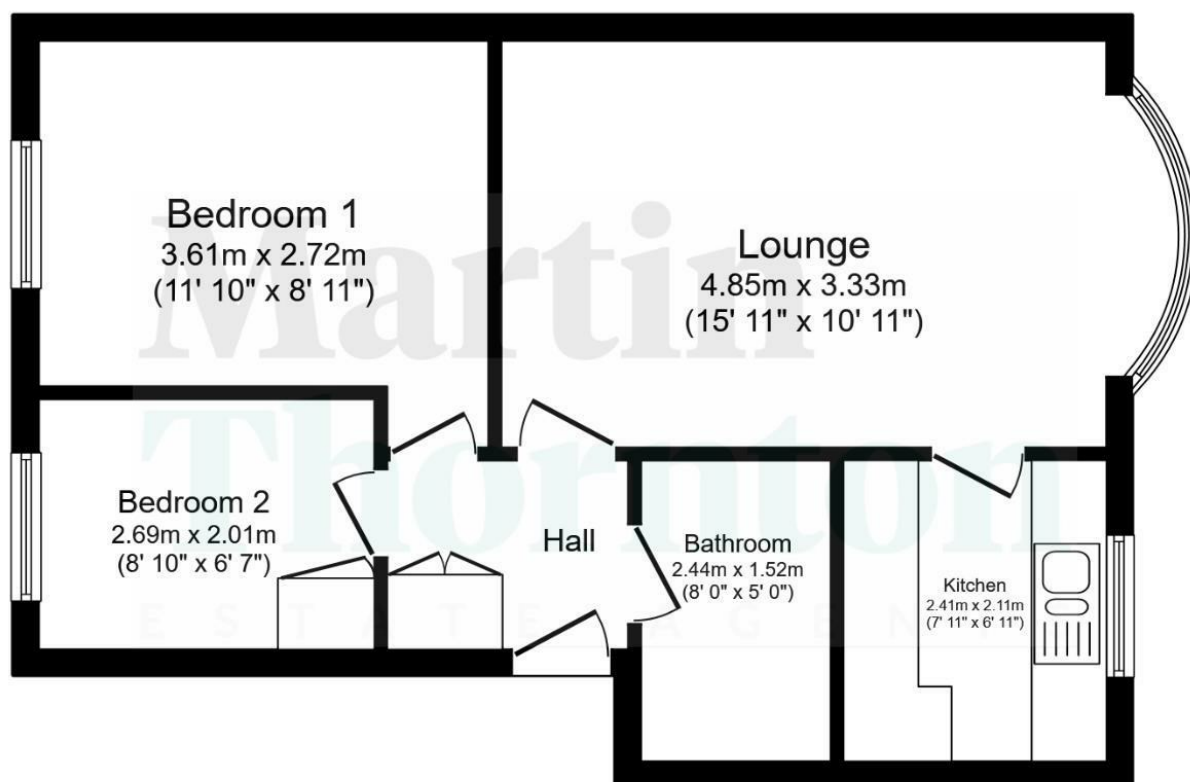
**East Street, Lindley
Huddersfield,**

£800 Per month

Situated within walking distance of popular Lindley Village, with its excellent range of shops, restaurants and everyday amenities, is this well-presented two-bedroom ground floor apartment. The accommodation comprises a communal entrance hall, inner hallway, spacious living room, fitted kitchen with integrated appliances, two bedrooms and a shower room. The property has electric wall heaters and is predominantly uPVC double-glazed. Externally, the property benefits from a garage and parking space, positioned directly in front, together with lawned gardens to the front, side and rear providing an attractive outdoor space.

**East Street, Lindley
Huddersfield,**

Floorplan



Floor Plan

Total floor area: 46.1 sq.m. (496 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

East Street, Lindley Huddersfield,

Details



Entrance Hall

A solid timber door opens to the entrance hall, where there is a ceiling light point and a useful storage cupboard. From here, access can be gained to the following rooms:

Living Room



This reception room is positioned at the front of the apartment and has a splayed uPVC double-glazed window overlooking East Street and beyond. There is a central ceiling light point, coving to the ceiling and a radiator.

Kitchen



The kitchen has a range of high gloss wall and base cupboards, drawers, roll-edge worktops, brick style tiled surrounds and a stainless steel sink unit with twin taps. Integrated appliances include an oven and hob with overlying canopy style filter hood. There is space and

plumbing for an automatic washing machine and space for a freestanding fridge freezer. A uPVC double-glazed window allows natural light from the front elevation. The room has vinyl style flooring and a central ceiling light point.

Shower Room



This room houses a white suite comprising a low-level WC, vanity hand basin with mixer tap and storage cupboard below and a corner shower cubicle with a curved splashscreen and a Mira electric shower. There is vinyl flooring, appropriate aquaboarding to the walls, a central ceiling light point, an extractor fan and a chrome ladder style heated towel rail.

Bedroom One



This double bedroom is positioned at the rear of the apartment and has a uPVC double-glazed window

East Street, Lindley Huddersfield,

Details



overlooking the rear elevation. There is a central ceiling light point and a wall-hung electric radiator.

Bedroom Two



This double bedroom has a uPVC double-glazed window, a wall-hung electric radiator and a central ceiling light point. It has a useful built-in wardrobe with a hanging rail.

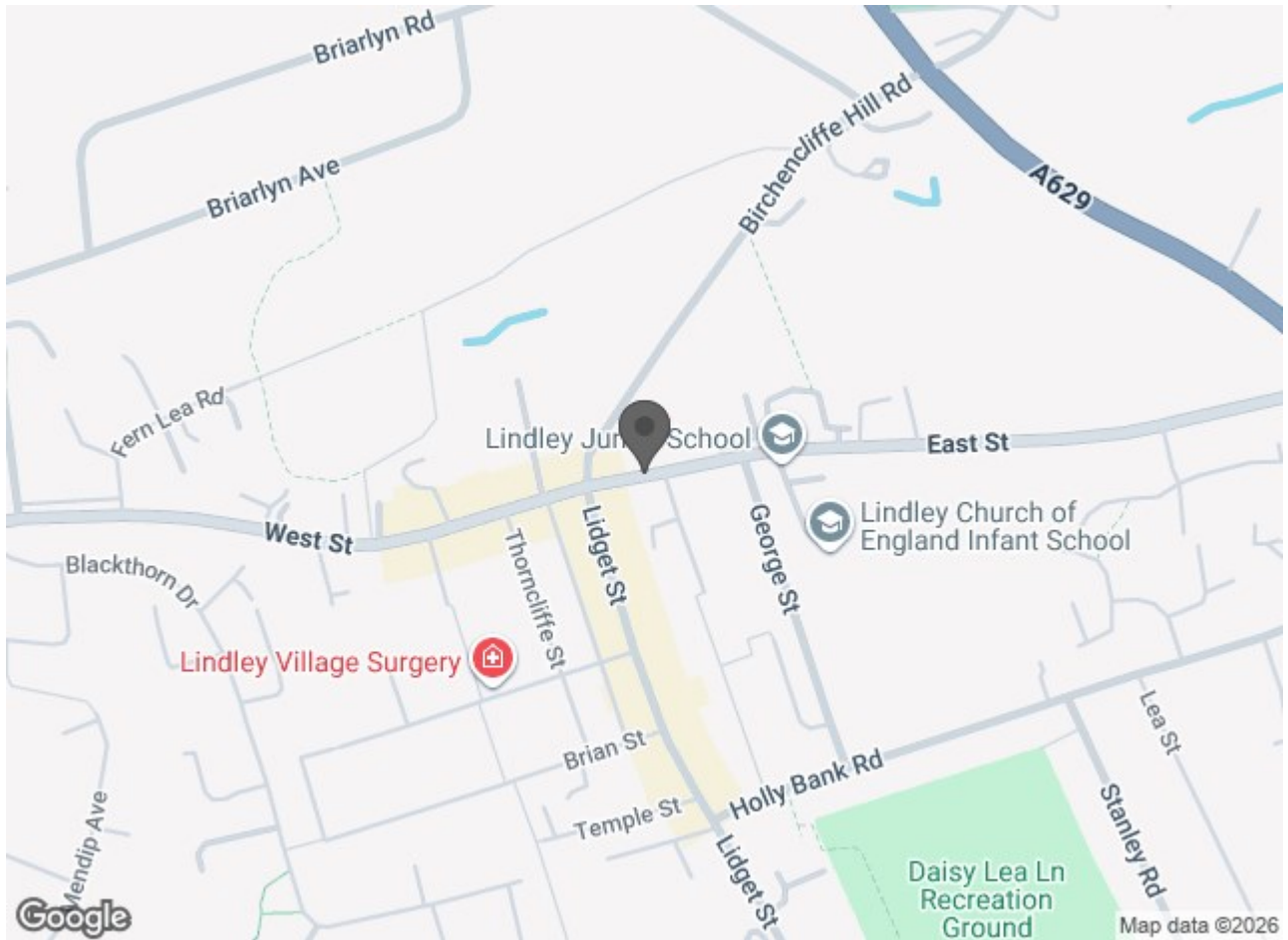
External Details



The apartment has a lawned garden with shrubbery borders to the front, side and rear. It has a garage with an up-and-over door and an allocated parking space in front.

East Street, Lindley Huddersfield,

Directions



**East Street, Lindley
Huddersfield,**

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.