Martin Thornton
ESTATE AGENTS

5 The Mall
Salendine Shopping Centre
144 Moor Hill Road
Huddersfield
HD3 3XA

martin-thornton.com
01484 508000



West Street, Lindley
Huddersfield,

Offers over £150,000

Located only a short distance from the centre of this popular village with its array of amenities is this well-appointed and stylish two-bedroomed terraced home. The property is larger than it first appears, with the accommodation arranged on three levels. This could be an ideal first home, lock-up and leave property or an investment opportunity, being close to Huddersfield Royal Infirmary and the M62 motorway. The accommodation comprises an entrance lobby and open plan dining kitchen on the ground floor and a spacious living room on the lower ground floor with an external door and guest WC. On the first floor are two bedrooms and a bathroom. There is a gas-fired central heating system and uPVC double glazing. Externally, there is a small paved area at the front and a paved patio area at the rear of the property. This property also has the advantage of being offered with vacant possession.

West Street, Lindley
Huddersfield,

Floorplan



Basement
Floor area 21.8 m² (234 sq.ft.)

Ground Floor
Floor area 21.8 m² (234 sq.ft.)

First Floor
Floor area 21.8 m² (234 sq.ft.)

TOTAL: 65.3 m² (703 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

Martin Thornton
ESTATE AGENTS

martin-thornton.com
01484 508000

West Street, Lindley
Huddersfield,

Details

Entrance Lobby

A composite entrance door with an opaque glazed panel gives access to the entrance lobby. This has an inset matwell and is the perfect place for shoes and coats, etc. There is wood-effect laminate flooring and a radiator. An internal door leads to the dining kitchen.



Dining Kitchen

This is a very spacious open plan eating and entertaining room with plenty of space for a formal dining table. The room is particularly light and bright with front and rear uPVC windows. A feature has been made of the fireplace with painted brickwork, now housing storage units and a fan oven. There is an array of base units with working surfaces, tiled upstands and a two-ring electric hob with canopy style filter hood above. The twin bowl stainless steel sink unit has a central mixer tap and there is plumbing for an automatic washer. The room has a continuation of the laminate flooring and within the kitchen is the Worcester boiler for the central heating system. There are also three radiators. Steps lead down to the lower ground floor where the living room is positioned.



West Street, Lindley
Huddersfield,

Details

Living Room
This good-sized reception room has a uPVC window to the front elevation and a rear uPVC and glazed external door. A feature has been made of the fireplace and this is now home to a remote controlled electric stove-style fire. The room can easily accommodate a good amount of furniture, has neutral décor, grey carpeting and two radiators. Off the living room is a guest WC.



Guest WC
This has a white two-piece suite comprising a pedestal wash hand basin with tiled splashback and low-level WC. There is appropriate tiling to the walls and floor, an opaque rear uPVC window and a radiator.



First Floor Landing
From the dining kitchen, stairs lead up to the first floor landing which has a uPVC window with a pleasant aspect over the gardens of adjoining properties. There is also access to the loft area.

West Street, Lindley
Huddersfield,

Details

Bedroom One
This double bedroom is positioned at the front of the property and has a uPVC window, contemporary neutral décor and a decorative fireplace. There is also a radiator.



Bedroom Two
This L-shaped single bedroom is positioned at the rear of the property and can accommodate a bed and furniture. There is a rear uPVC window and a radiator.



West Street, Lindley
Huddersfield,

Details

Bathroom
The bathroom has a white three-piece suite comprising a wash hand basin with storage cupboards below, a low-level WC and a bath with a hand-held shower attachment from the mixer tap. There is half height wall tiling and floor tiling along with a uPVC opaque window to the front, an extractor and a radiator.

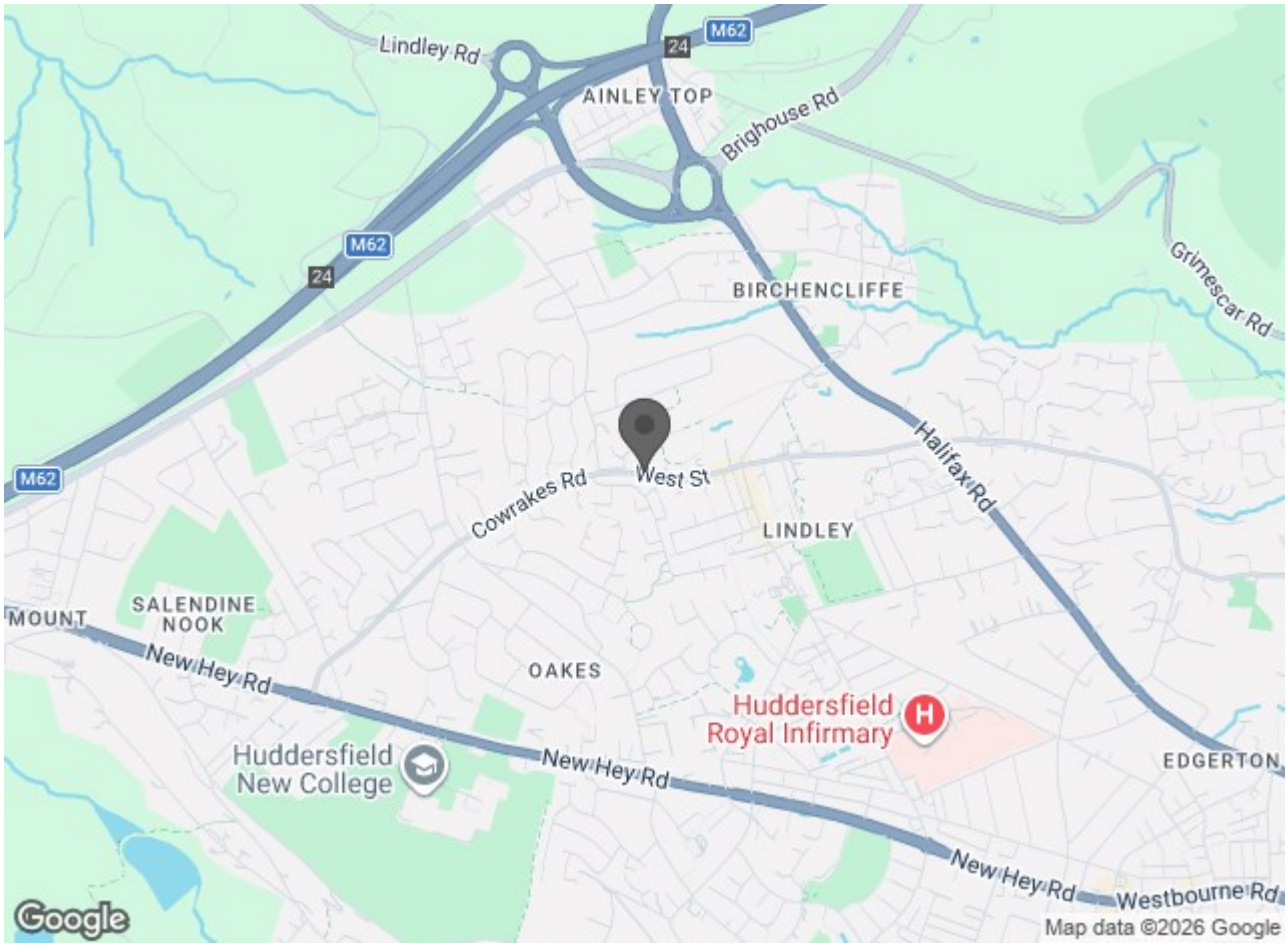


External Details
At the front of the property is a paved area suitable for tubs, pots, planters and bin storage. To the rear of the property is a paved patio area.



West Street, Lindley
Huddersfield,

Directions



Martin Thornton
ESTATE AGENTS

martin-thornton.com
01484 508000