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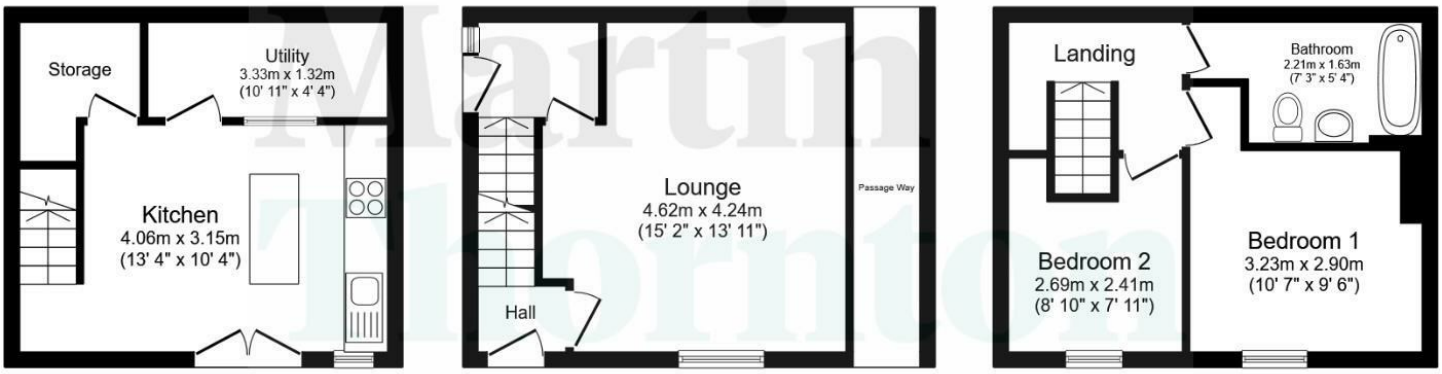
Thorncliffe Street, Lindley
Huddersfield,

£850 Per month

Located within the centre of Lindley Village, this two-bedroom front back-to-back terraced house has accommodation arranged over three floors. It would make an ideal commuting base and has access to local amenities, hospital and public transport. The accommodation comprises an entrance vestibule, living room and a lower ground floor dining kitchen with adjoining utility and store. On the first floor, there are two bedrooms and a bathroom. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there is a garden area at the front and informal parking on Thorncliffe Street.

Thorncliffe Street, Lindley
Huddersfield,

Floorplan



Lower Ground Floor | Ground Floor | First Floor

Total floor area: 77.6 sq.m. (835 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



An external composite door with opaque glazed panels and a matching overlight bearing the house number gives access to the entrance lobby. This has a decorative ceiling arch, built-in coat hooks and a staircase rising to the first floor accommodation. There is also a radiator.

Living Room



This good-sized reception room is positioned at the front of the property and has a neutral colour palette. There is plenty of space for furniture, a uPVC window and a radiator. A feature has been made of the chimeny breast, which has an exposed stone mantel, and an electric stove style fire stands on the hearth. A door leads to a side lobby.

Side Lobby

This has a uPVC window and an external door leading out into the passageway. From here, steps lead down to the lower ground floor kitchen.

Lower GF Kitchen



The kitchen has base units with worktops, brick style tiled splashbacks and a stainless steel sink with single drainer. Integrated appliances include an oven and hob with a filter hood above. There is an island unit, beneath which is a freestanding fridge. The room has ceiling downlighting, tiling to the floor, and space for a good-sized formal dining table. There are uPVC double-glazed French doors to the front elevation and a radiator.

Walk-in Store



Off the kitchen, the store is beneath the staircase and there is a separate utility area.

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Utility Area
The utility area is accessed from the kitchen and has a stone keeping table, above which is plumbing for an automatic washing machine and power sockets. This space is perfect for further kitchen appliances or additional handy storage.

First Floor Accommodation
From the entrance lobby, a staircase rises to the first floor accommodation. The first floor is slightly wider than the ground floor, extending over the side passageway.

Bedroom One



This double bedroom is positioned at the front of the property and has neutral decor, a uPVC double-glazed window, space for furniture and a radiator.

Bedroom Two



This bedroom extends over the passageway and has a uPVC window and a radiator. It houses the boiler for the central heating system.

House Bathroom



The bathroom has a white three-piece suite comprising a P-shaped bath with a curved shower screen and a shower attachment from the mixer tap, a pedestal wash hand basin with a mirror above, and a low-level WC. There is appropriate tiling to the walls, and the floorboards have been exposed. The room has an extractor fan and a chrome ladder style radiator.

External Details

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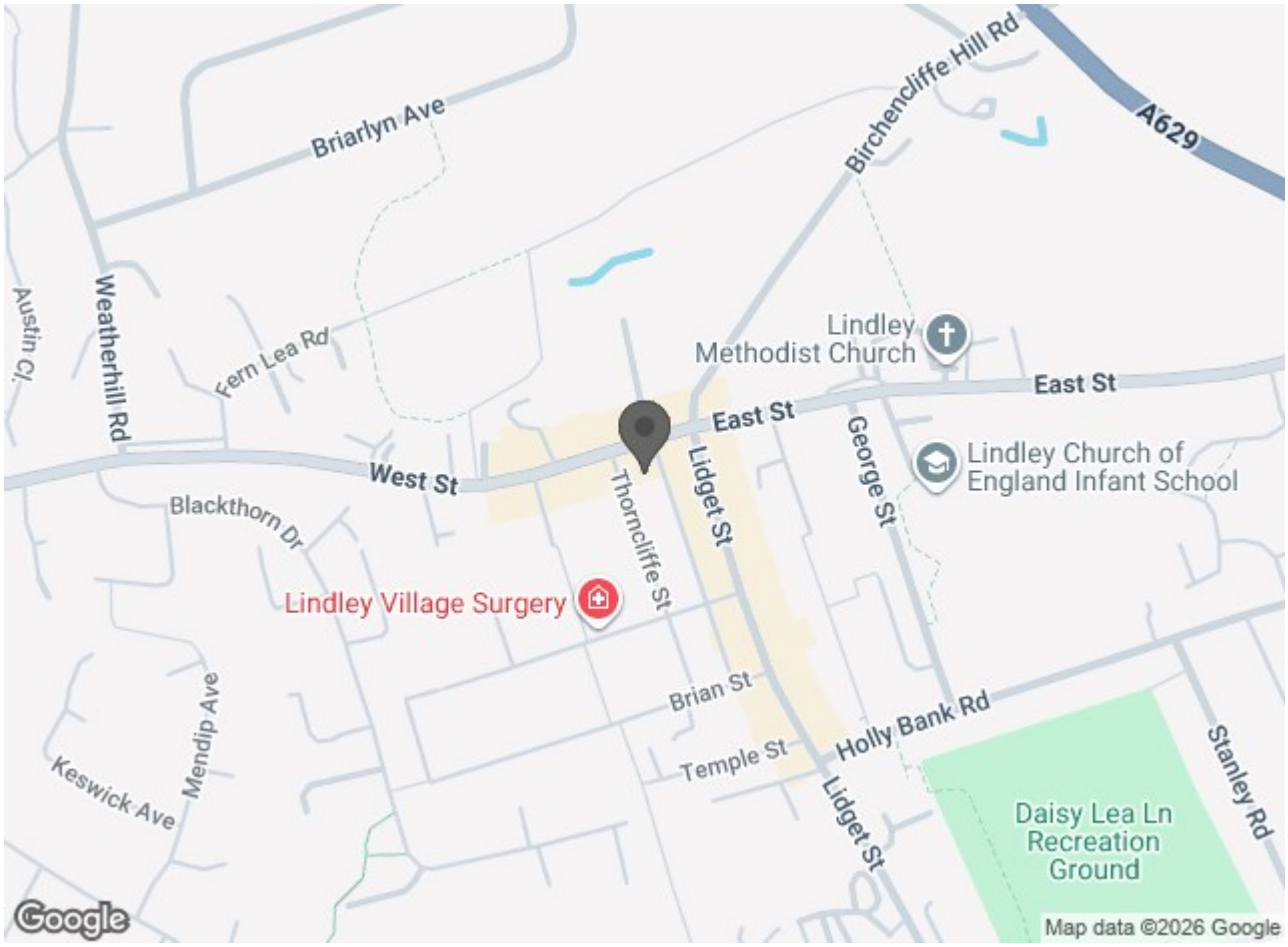
Details



In front of the property, there is a low-level stone wall with heavy stone gateposts onto the pathway. The gravelled garden area is designed for ease of maintenance and is perfect for tubs, pots and planters etc.

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Directions



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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.