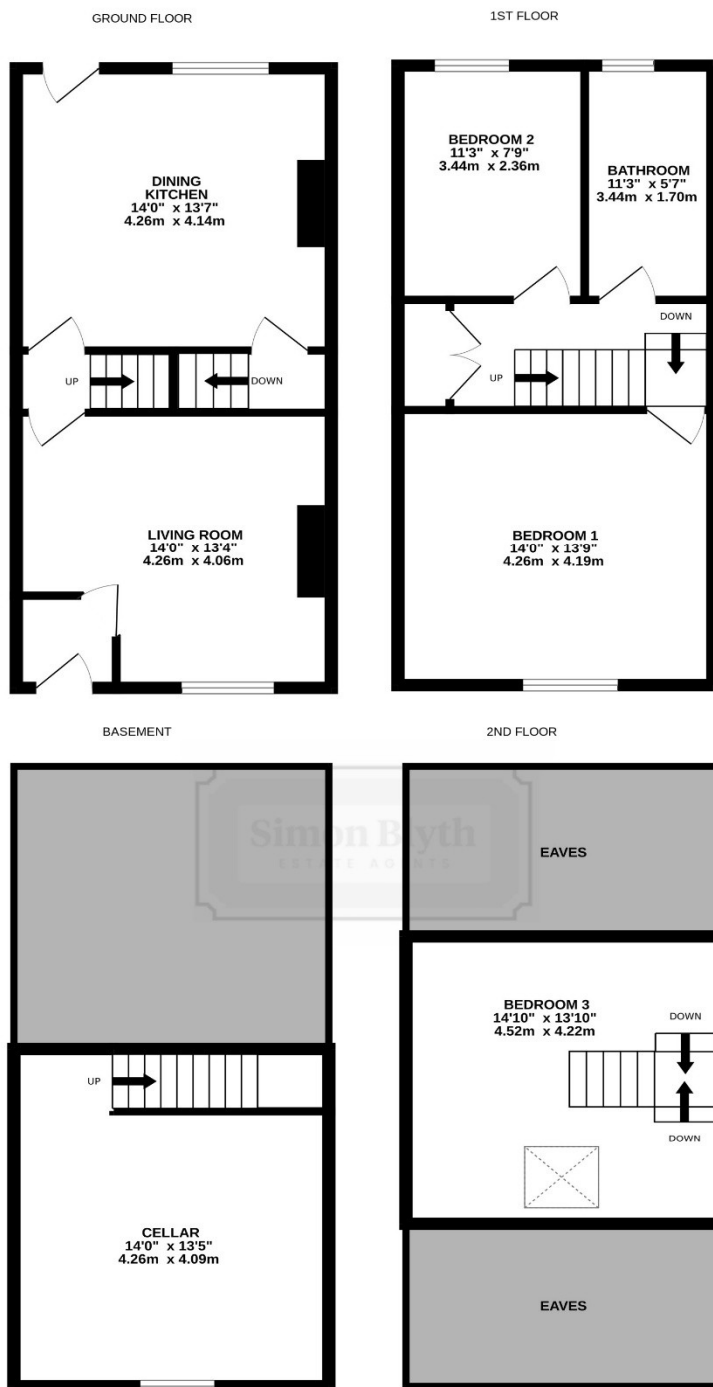




8 Lindley Street, Milnsbridge, Huddersfield, HD3 4QU



LINDLEY STREET

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

Best and final offers to be received by 12 noon Tuesday 15th September.

Available with vacant possession and no onward chain, a mature stone built inner through terrace house, constructed circa 1900 and enjoying an open aspect to both front and rear.

The property would make an ideal first-time purchase and provides spacious and well planned accommodation arranged over three floors together with a useful keeping cellar.

Briefly comprising to the ground floor, entrance lobby, living room, inner lobby and dining kitchen. Basement with cellar. First floor two bedrooms and bathroom. Second floor attic bedroom.

Externally there is on street parking and gardens laid out to both front and rear.

There are local shopping facilities available in Milnsbridge including a supermarket and accessible for both town centre and M62.

Price Guide £150,000 +

GROUND FLOOR

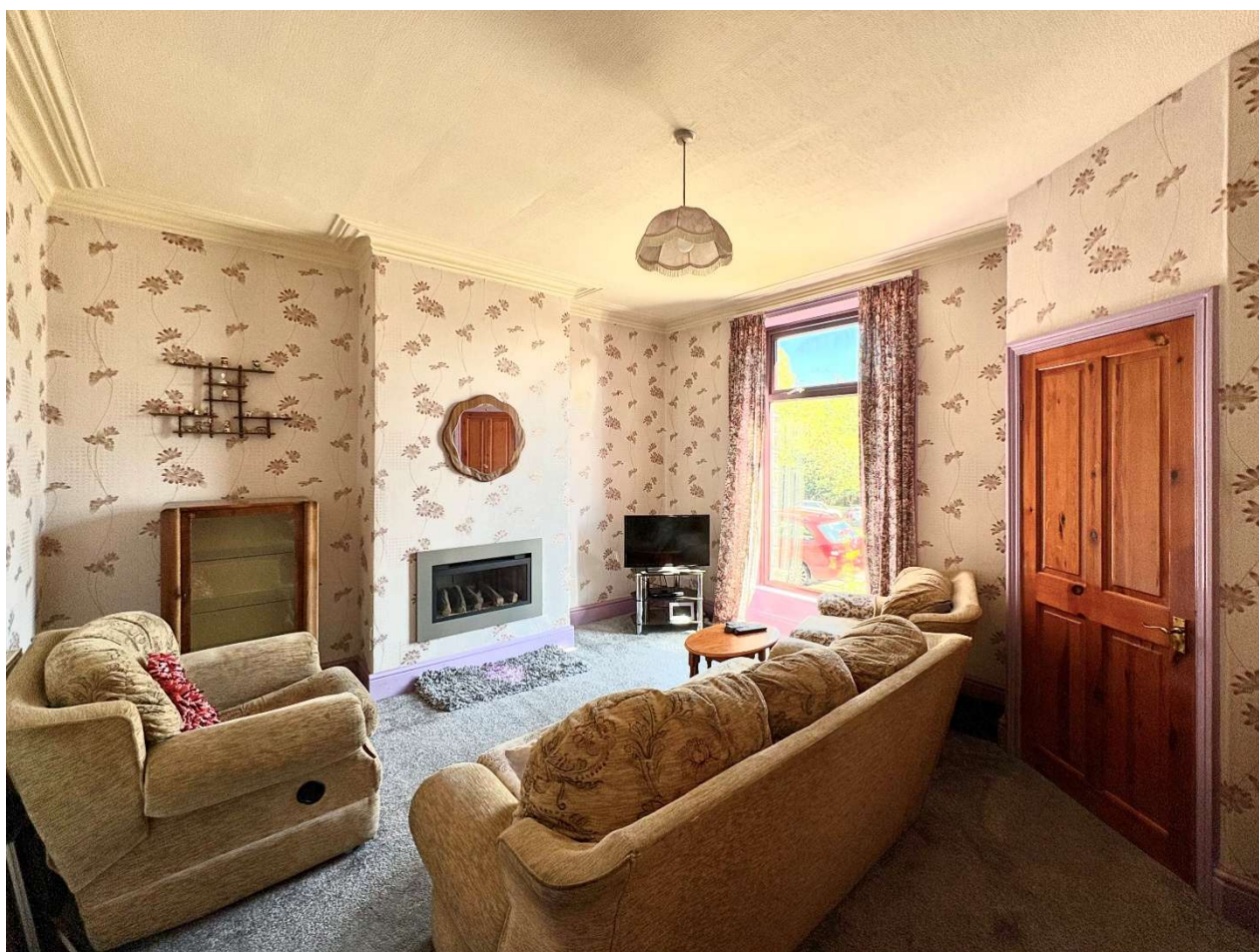
ENTRANCE LOBBY

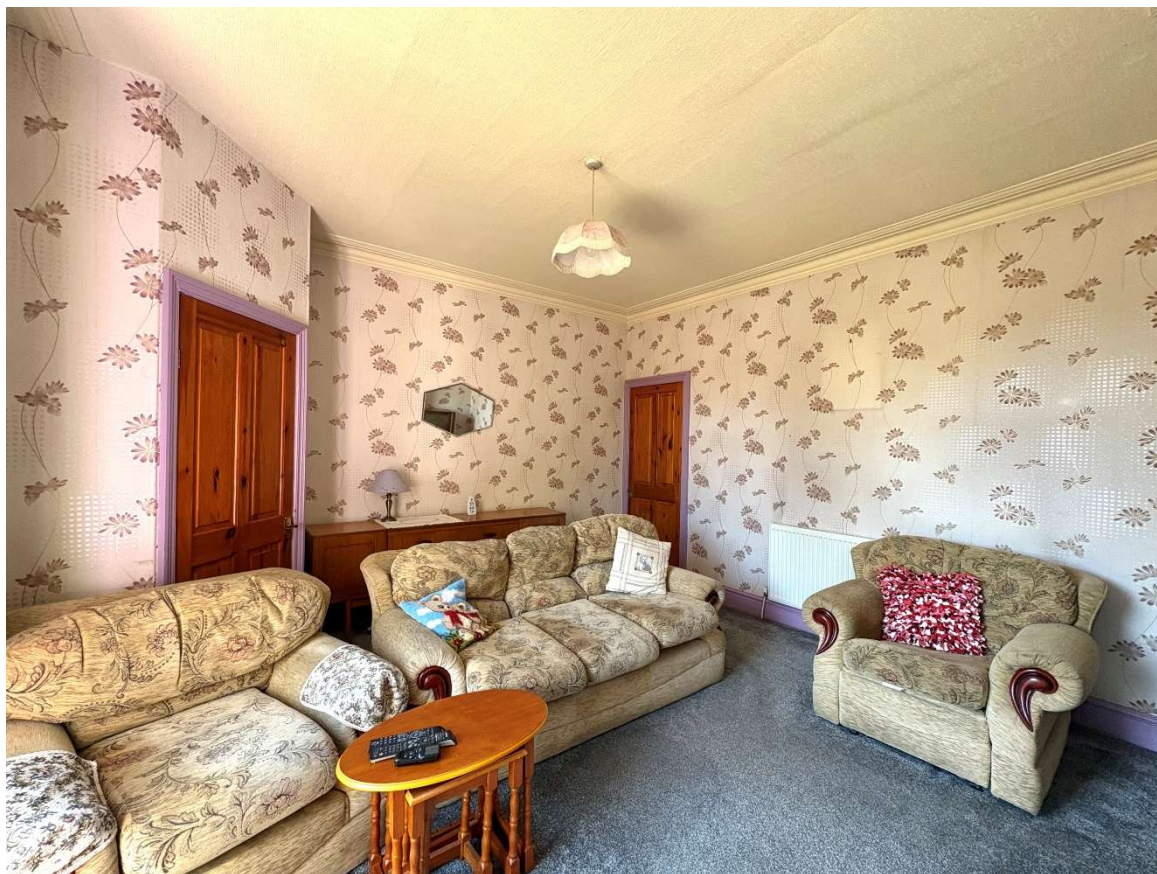
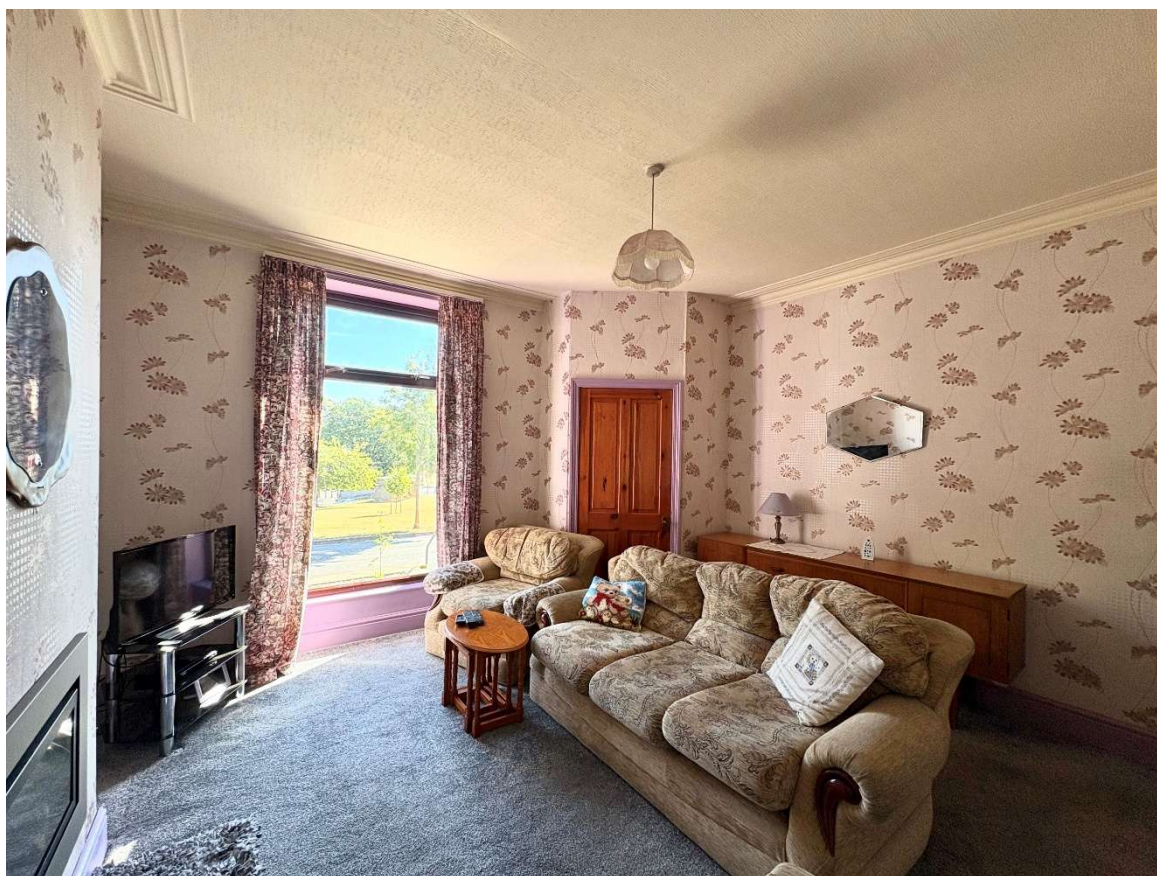
With a uPVC door with frosted uPVC double glazed window over, there is ceiling coving and from here a timber panelled door opens into the living room.

LIVING ROOM

Measurements – 14'0" x 13'4"

A comfortable and well-proportioned reception room which has a large uPVC double glazed window which provides plenty of natural light and takes advantage of a lovely south westerly aspect over open green space with Emley moor mast in the distance. There is a ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room housed within the chimney breast there is a log flame effect remote control gas fire. From the living room a timber panelled door gives access to an inner lobby, this has a staircase rising to the first floor and a timber panelled door opening into the dining kitchen.

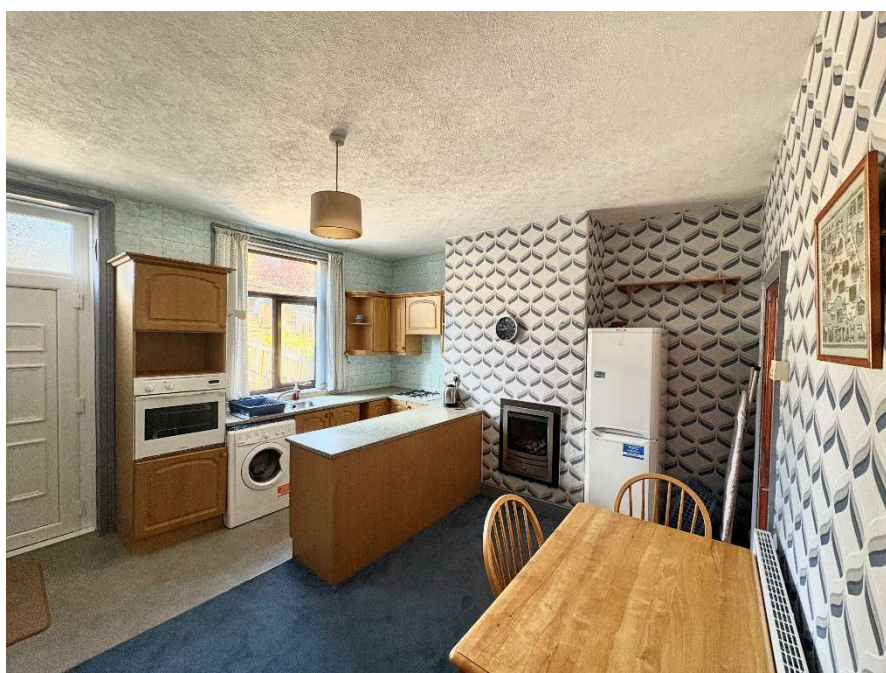
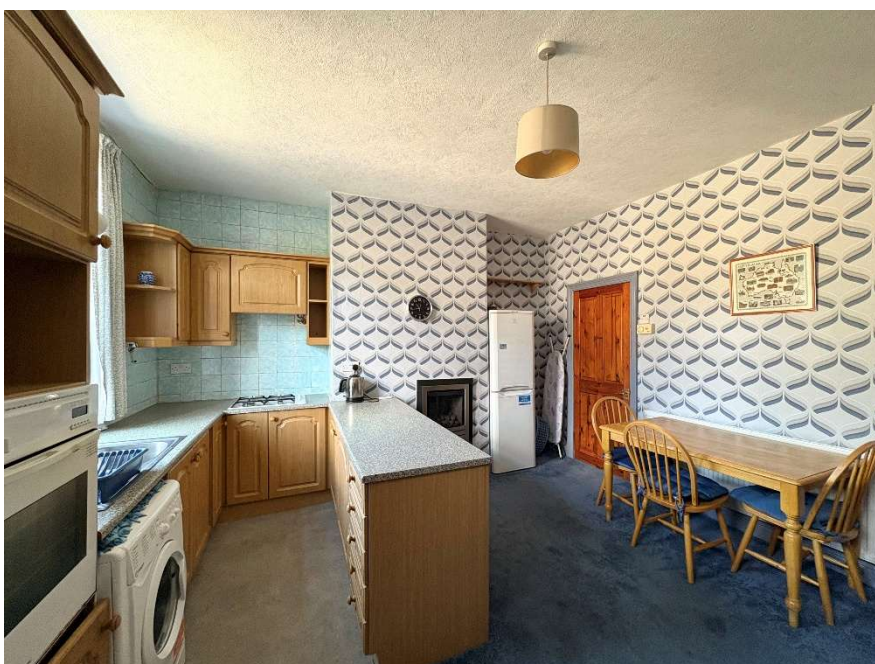




DINING KITCHEN

Measurements – 14'0" x 13'7"

Once again this is a generously proportioned room and has a uPVC double glazed window looking out across the rear garden and with a pleasant wooded aspect beyond. Adjacent to the window there is a uPVC door with frosted uPVC double glazed window over. There is a ceiling light point, central heating radiator, chimney breast, there are a range of light oak faced base and wall cupboards, drawers, contrasting overlying worktops with a tiled splashback, inset single drainer stainless steel sink chrome mixer tap, four ring gas hob with extractor hood over, integrated gas oven, plumbing for automatic washing machine and to one side a door gives access to a lobby with fitted cupboards, ceiling light point and from here stone steps lead down to the basement.



BASEMENT CELLAR

Measurements – 14'0" x 13'5" minimum

This is situated directly below the living and has a uPVC double glazed window, consumer unit and electric and gas meters.

FIRST FLOOR

LANDING

With a ceiling light point, twin panelled door fitted cupboard, central heating radiator and with staircase rising to the second floor. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 14'0" x 13'9"

A generous double room with a timber and sealed unit double glazed window enjoying a lovely aspect over open green space and with views stretching across to Emley Moor Mast. There is a ceiling light point, chimney breast and central heating radiator.



BEDROOM TWO

Measurements- 11'3" x 7'9"

With a uPVC double glazed window looking out over the rear garden and enjoying pleasant wooded aspect beyond, there is a ceiling light point and central heating radiator.



BATHROOM

Measurements- 11'3" x 5'7"

With a frosted uPVC double glazed window, ceiling light point, central heating radiator, linen cupboard with fitted shelving and having a suite comprising vanity unit incorporating wash basin with tiled splashback, low flush w.c. and large walk-in shower with easy clean panels and glazed side panel together with a Mira electric shower fitting.



SECOND FLOOR

BEDROOM THREE

Measurements- 14'10" x 13'10"

This has a pitched ceiling with Velux double glazed window, central heating radiator, useful storage cupboard, wall mounted Baxi gas fired central heating boiler and access to the eaves.



OUTSIDE

PARKING

There is on street parking at the front.

GARDENS

To the front of the property there is a low maintenance garden with gravel, planted roses and a short flight of steps to one side rising to a flagged pathway leading to the front door. To the rear there is a larger garden which has also been designed to be of low maintenance with a flagged and extensive flagged patio and flagged pathway which leads to a wrought iron hand gate opening onto the lane at the rear. There is also a small area at the foot of the garden which is planted with Rhubarb.



ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property sealed unit double glazing. The majority being uPVC and timber double glazing to bedroom one and bedroom three.

Property tenure – Freehold

Council tax band – A

Directions- Using satellite navigation enter the postcode HD3 4QU

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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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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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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



MAIN CONTACTS

T: 01484 651878

W: www.simonblyth.co.uk

E: huddersfield@simonblyth.co.uk

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Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259