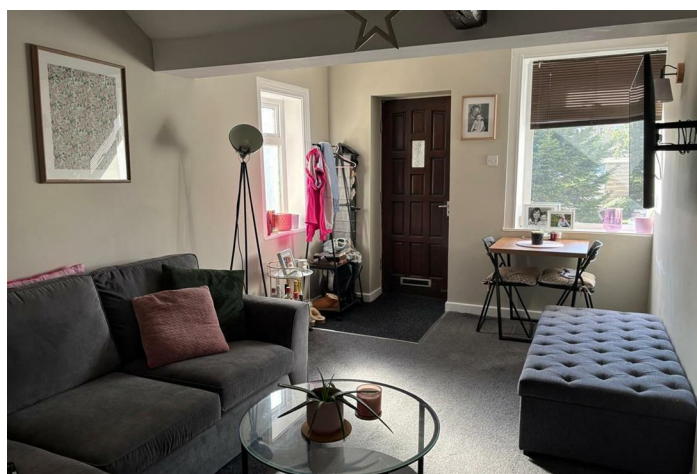


LEASEHOLD



Apartment (EPC Rating:)

**35A LIDGET STREET, HUDDERSFIELD, WEST
YORKSHIRE, HD3 3JB**
Offers In The Region Of

£95,000



I Bedroom Apartment located in Huddersfield

35a LIDGET STREET, LINDLEY, HD3 3JB

An interesting roomy 1 bedroomed first floor flat, located close to the heart of Lindley village centre, above the Nail Studio, and with its own access with a stepped entrance from the rear. The property is of stone and rendered construction with a pitched tiled roof. There is an allotted car parking space with access from the rear. The property is located quite close to the sheltered accommodation known as Sykes Court.

Full description

35a LIDGET STREET, LINDLEY, HD3 3JB

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FIRST FLOOR

ENTRANCE PORCH

3'0 x 4'0

giving access to

LIVING ROOM

9'6' x 15'4

Windows to front and side, exposed beams and this room has the potential to merge with the kitchen to provide an open plan living area if required. There is a modern vertical central heating radiator, and access open through to

INNER LOBBY

9'4' x 2'6"

With an open storage area, wall mounted cloak rail and trapdoor access to roof space and electric point which can be utilised for a small freezer.

KITCHEN

5'4' x 10'6'

Fitted with wall and base units, wood block worktop and incorporating single drainer stainless steel sink unit and mixer tap. There is a 4 ring BOSCH electric hob with extractor over, electric oven beneath, window to side, splashbacks, useful worktops, wall mounted vertical radiator, window to side

BEDROOM I

14'9" x 10'4"

Including chimney breast, windows to rear overlooking Lidget Street and Holly Bank Road, wall mounted vertical radiator, open aspect

SHOWER ROOM

4'9" x 7'0"

Including separate shower compartment, low flush wc, vanity unit, modern white suite, part tiled walls, wall mounted heated towel rail, obscure glazed window to side, ceiling spotlighting, cupboard housing the ideal LOGIC + gas condensing central heating boiler. Plumbing for washing machine.

OUTSIDE

TENURE

Long leasehold for unexpired term of 999 year lease, ground rent £10 per annum, no annual service charge.

SERVICES

Mains sewer drainage, gas, water and electricity are laid on.

VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

DIRECTIONS

From Huddersfield proceed along the A640 New Hey Road for approximately 1½ miles via Trinity Street, Westbourne Road and New Hey Road. At the second roundabout by the Bay Horse



public house turn right along Acre Street past the hospital towards Lindley centre. Carry on towards the village centre of Lindley. Proceed past the church and clock tower, and just before the zebra crossing the property will be seen on the left hand side by the entrance to St Stephen's Fold, and opposite Holly Bank Road.

SOLICITORS

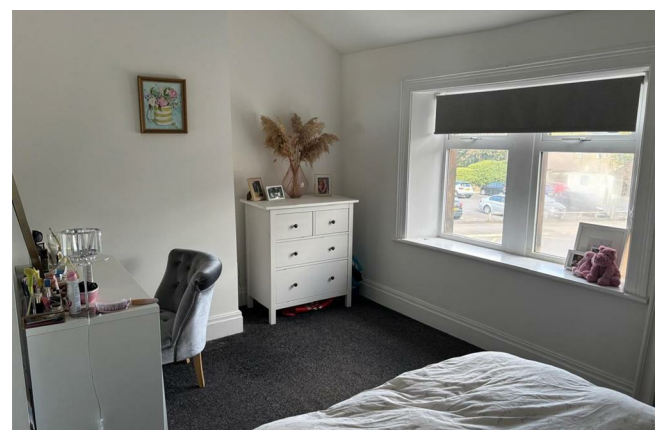
Eaton Smith, 14 High Street, Huddersfield, HD1 2HA

EXTRAS

Carpets, curtains and light fittings included as seen.

NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.



35A LIDGET STREET, LINDLEY, HD3 3JB



FIRST FLOOR



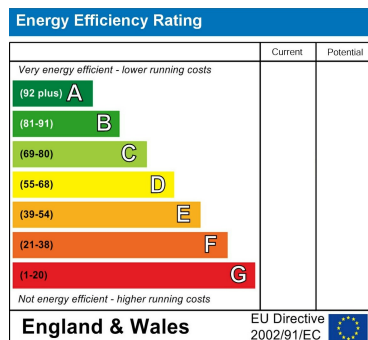
call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

01484 536 799

Council Tax Band

A

Energy Performance Graph



Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

