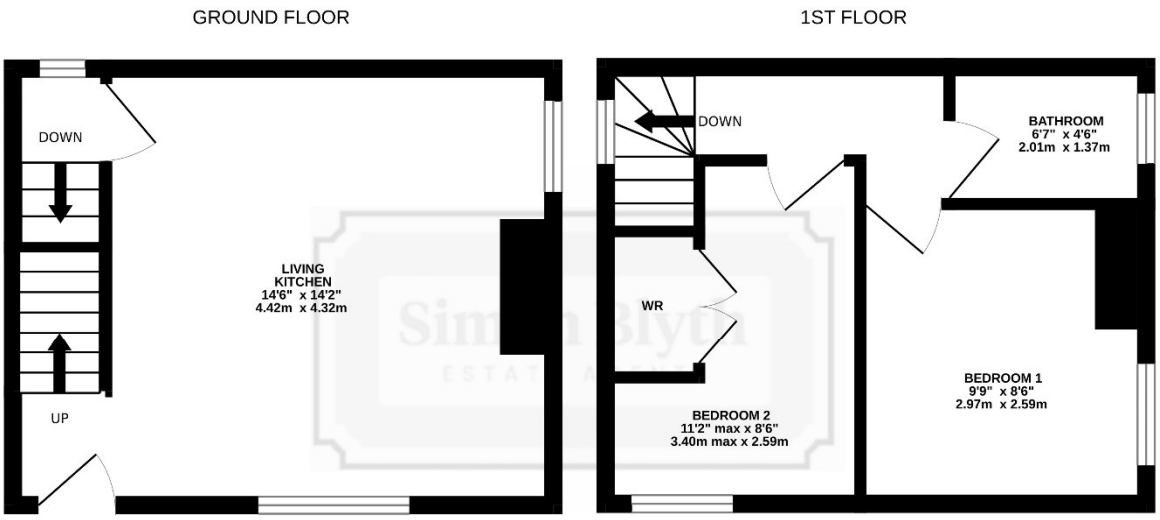



# 45 East Street, Lindley, Huddersfield, HD3 3ND

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# PROPERTY DESCRIPTION

Available with vacant possession and no onward chain, a charming stone built detached cottage which is located opposite Lindley Junior and Infant School and just a short walk from variety of amenities including shops, restaurants and bars and accessible for junctions 23 and 24 of the M62.

The property would make an ideal first-time purchase or buy to let investment and provides manageable accommodation served by a gas central heating system and uPVC double glazing. Briefly comprising to the ground floor living kitchen with windows to two elevations, beamed ceiling and feature stone fireplace. Basement with cellar. First floor landing leading to two bedrooms and bathroom. Externally there is a low maintenance garden which has a gravelled area and stone flagged patio.

**Offers Around £142,500**

## GROUND FLOOR

### LOBBY

This has a composite panelled and frosted double glazed door, ceiling light point and timber and glazed door opening onto a staircase rising to the first floor. To one side access can be gained to the living kitchen.

### LIVING KITCHEN

*Measurements- 14'6" x 14'2"*

This has uPVC double glazed windows to two elevations, there is a beamed ceiling with ceiling light point, two wall light points, central heating radiator and as the main focal point of the room there is a stone fireplace with flagged hearth. The kitchen area is fitted with a range of shaker style base and wall cupboards, drawers, contrasting overlying worktops with an inset one and half bowl stainless steel sink with chrome mixer tap, four ring halogen hob with electric oven beneath and under counter space for washing machine. To one side a timber and frosted glazed door leads to a cellar. At the cellar head there is a wall mounted ideal gas fired central heating boiler and uPVC double glazed window. The cellar is approached down stone steps and has a stone flagged floor and stone table.









## FIRST FLOOR

### LANDING
With a beamed ceiling with inset ceiling downlighters, central heating radiator and a uPVC double glazed window. From the landing access can be gained to the following: -

### BEDROOM ONE
*Measurements- 9'9" x 8'6"*
With a uPVC double glazed window, central heating radiator, chimney breast with decorative fireplace, mezzanine storage area over the bathroom and having a pitched ceiling with ceiling spotlights and partly exposed roof timbers.





## BEDROOM TWO

*Measurements – 11'2" x 8'6"*

With a uPVC double glazed window, central heating radiator, pitched beamed ceiling, partly exposed roof timbers, ceiling spotlights and over the bulkhead there is a fitted wardrobe, display shelving and mezzanine storage over.





## BATHROOM

*Measurements- 6'7" x 4'6"*

With a uPVC double glazed window, inset ceiling downlighters, extractor fan, floor to ceiling tiled walls, chrome ladder style heated towel rail and fitted with a suite comprising panelled bath with glazed shower screen and electric shower fitting over, pedestal wash basin and low flush w.c.



## OUTSIDE

## GARDEN

Externally there is a low maintenance garden which comprises gravelled area and stone flagged patio.



## ADDTIONAL INFORMATION

Central heating- The property has a gas central heating
Double glazing- The property has uPVC double glazing
Property tenure – Freehold
Council tax band – C
Directions- Using satellite navigation enter the postcode HD3 3ND

## 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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