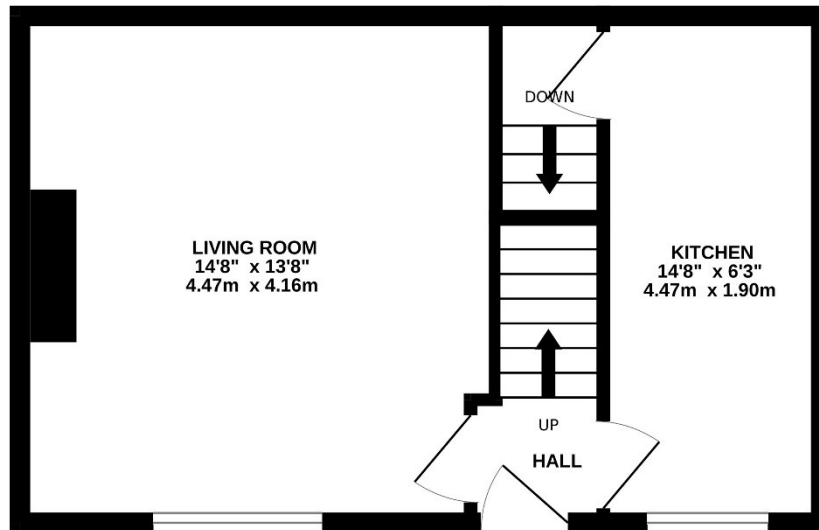


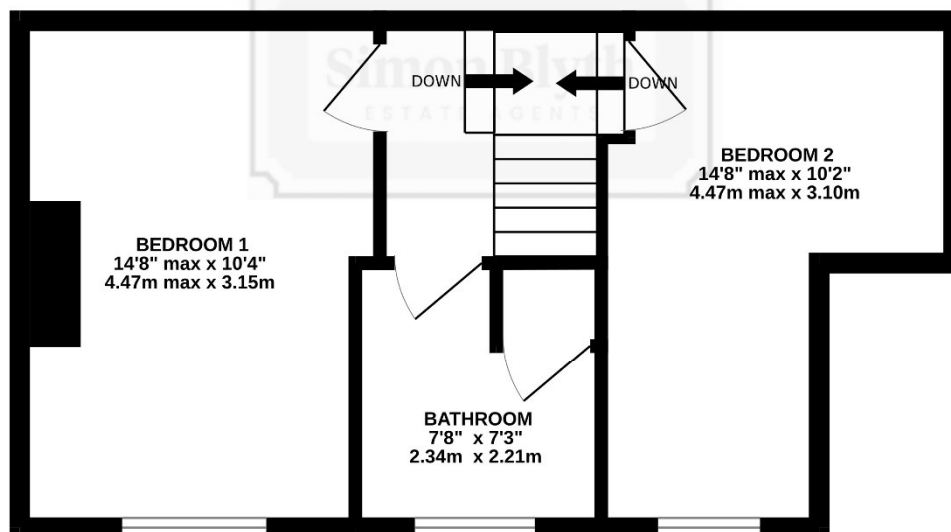


85 Thorncliffe Street, Lindley, HD3 3JL

GROUND FLOOR



1ST FLOOR



THORNCLIFFE 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

Available with vacant possession and no onward chain, a front facing end terrace house with a well presented interior, two good sized bedrooms and off-road parking for two cars at the rear.

The property would make an ideal first-time purchase and is located within walking distance of Lindley's varied amenities including shops, restaurants, bars, Junior and Infant school and just a short drive to junction 24 of the M62.

There is a gas central heating system, uPVC double glazing fitted in 2020 and comprising to the ground floor entrance lobby, living room and modern fitted kitchen. Basement with cellar. First floor landing leading to two bedrooms and bathroom. There is a passageway to the right-hand side which leads to the rear where there is parking for two cars.

Offers Around £150,000

GROUND FLOOR

ENTRANCE LOBBY

With a composite panelled door with a frosted uPVC double glazed window above which provides natural light, there is a ceiling light point and staircase rising to the first floor. From the lobby there are doors giving access to the living room and kitchen.

LIVING ROOM

Measurements – 14'8" x 13'8"

This comfortable and well-proportioned reception room has a part frosted uPVC double glazed window, ceiling light point, central heating radiator and as the main focal point of the room there is a fireplace with timber surround, tiled inset and home to a remote control Dimplex flame effect electric stove which rests on a timber hearth.



KITCHEN

Measurements – 14'8" x 6'3"

With a part frosted uPVC double glazed window, two ceiling light points, central heating radiator, tile effect flooring and fitted with a range of Matt grey shaker style base and wall cupboards, these are complimented by brushed stainless steel handles with contrasting overlying timber effect worktops with tiled splashbacks, inset one and a half bowl single drainer sink with chrome mixer tap, Bosch four ring induction hob with extractor hood over and CDA electric fan assisted oven beneath, there is a wall mounted ideal logic gas fired central heating boiler and under counter space for washing machine and dishwasher. To one side a door gives access to the basement.



BASEMENT

With stone steps leading down to a small keeping cellar with a ceiling light point, stove flagged floor, stone table and door giving access to a former fuel store.

FIRST FLOOR

LANDING

With a ceiling light point and loft access. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 14'8" x 10'4" maximum

A good-sized room which has a uPVC double glazed window, ceiling light point, central heating radiator and chimney breast.



BEDROOM TWO

Measurements- 14'8" x 10'2" maximum

With a uPVC double glazed window, ceiling light point and central heating radiator.



BATHROOM

Measurements- 7'8" x 7'3"

With a frosted uPVC double glazed window, extractor fan, useful storage cupboard over the bulkhead, central heating radiator and fitted with a suite comprising pedestal wash basin with tiled splashback, low flush w.c. and panelled bath with tiling above and a Triton electric shower fitting.



OUTSIDE

GARDENS

To the front of the property there is a small stone flagged area ideal for bin storage whilst to the right-hand side of the property there is a covered passageway, to the rear there is an area of land owned by the property and including two parking spaces with number 79,81 and 87 also having a non-designated parking space and hanging rights.

ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Tenure- Leasehold- for the unexpired term of 999 years from 25/11/1901 with an absent landlord.

Council tax band – A

Directions- Using satellite navigation enter the postcode HD3 3JL

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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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

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



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