

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Wellington Street

Lindley, Huddersfield, HD3 3EP

**£670 Per month**

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## Entrance Vestibule

Enter the property via a composite door into the entrance vestibule. Access to the living room and stairs leading to the first floor accommodation.

## Living / Kitchen

An open plan kitchen/living room with a feature fire making an ideal focal point. The kitchen has matching wall and base units, laminate worktops, tiled splash backs and a stainless steel sink and drainer. Integrated appliances comprise of; a gas oven, a gas hob and an extractor. There is space for two freestanding appliances, one with plumbing for a washing machine. Access to the cellar.

## Cellar

A useful cellar with plenty of storage.

## Landing

Access to both bedrooms and the house bathroom.

## Bedroom One

A double bedroom benefitting from a grey carpet and a PVCu window to the front elevation.

## Bedroom Two

A single bedroom benefitting from a grey carpet and a PVCu window to the front.

## House Bathroom

A partially tiled bathroom with vinyl flooring comprising of; a WC, a wash basin, a bath with an overhead shower and glass screen. Benefitting from a chrome towel rail.

## Exterior

To the front there is a low maintenance garden with a pathway leading to the main entrance. The property also benefits from on street parking.



Road Map



Hybrid Map



Terrain Map



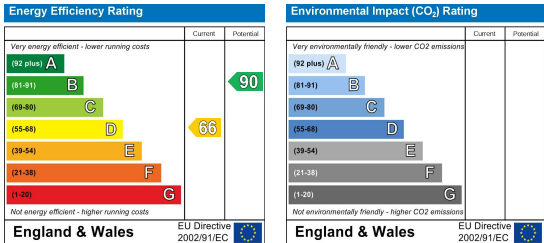
Floor Plan



Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)