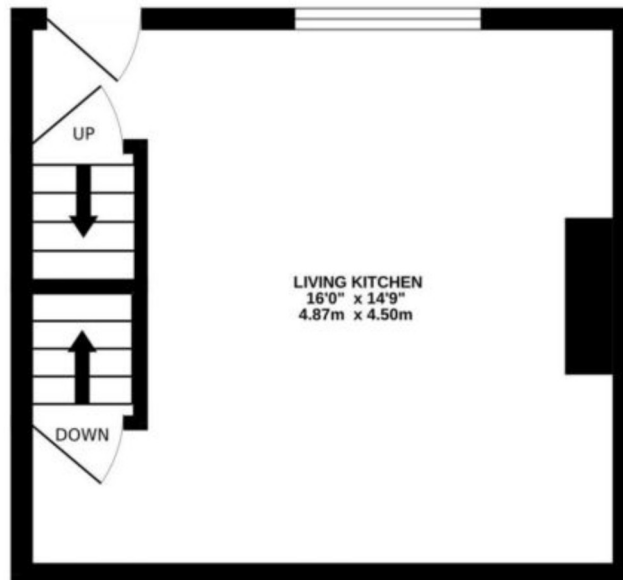


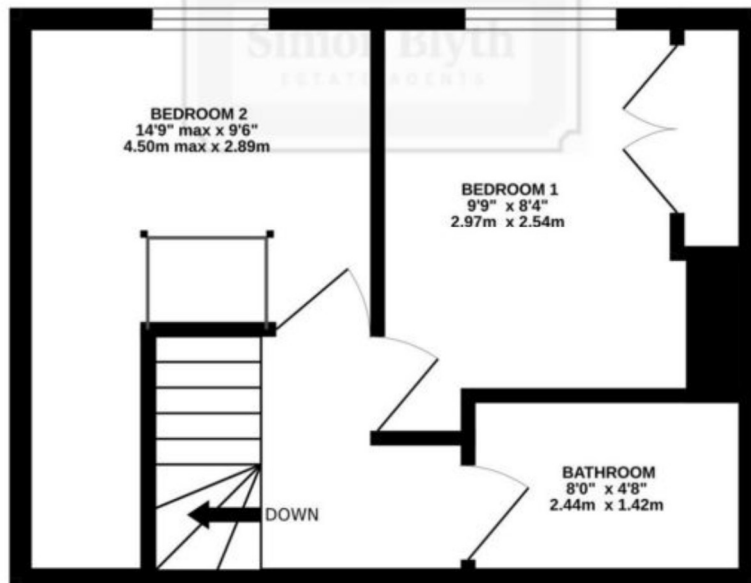


155 Wellington Street, Lindley, HD3 3EP

GROUND FLOOR



1ST FLOOR



WELLINGTON 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 stone built front facing terrace house located within a popular and established residential area close to a variety of amenities and accessible for the M62.

The property would be ideal for someone looking to take their first steps on the property ladder or buy to let investor and has a new fitted kitchen together with new floor coverings. Amenities include shops, restaurants and bars in Lindley, local gym and Heritage Mill, Huddersfield Royal Infirmary and supermarkets.

The accommodation is served by a gas central heating system, uPVC double glazing and briefly comprising to the ground floor living kitchen with integrated appliances. Basement with cellar. First floor landing leading to two bedrooms and bathroom. Externally there is a small garden area to the front and on-street permit parking.

Offers Around £119,950

GROUND FLOOR

LIVING KITCHEN

Measurements- 14'9" x 26'0"

With a uPVC door with frosted uPVC double glazed window above and adjacent to the door there is a uPVC double glazed window which provides plenty of natural light. There is a ceiling light, ceiling coving, two central heating radiators, tiled floor in front of the kitchen units with the remainder having new fitted carpet. As the main focal point of the room there is a feature stone fireplace which is home to an electric flame effect fire and across the rear elevation there are a range of new shaker style base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, inset single drainer stainless steel sink with chrome mixer tap, four ring stainless steel gas hob with stainless steel extractor hood over and electric oven beneath. Beneath the staircase a bi-fold door gives access to stone steps which lead down to a cellar and fuel store.





CELLAR

With stone flagged floor, ceiling light and plumbing for automatic washing machine.

FIRST FLOOR

LANDING

With ceiling light and loft access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 9'9" x 8'8"

With new fitted carpet, uPVC double glazed window, ceiling light point, central heating radiator, chimney breast and to the left-hand side of the chimney breast there are fitted floor to ceiling cupboards.



BEDROOM TWO

Measurements- 14'9" x 9'6"

With new fitted carpet, this is situated adjacent to bedroom one and has uPVC double glazed window, central heating radiator, deep recessed ideal for fitted wardrobes.



BATHROOM

Measurements- 8'0" x 4'8"

With ceiling light, extractor fan, part tiled walls, central heating radiator and fitted with a suite comprising panelled bath with mixer tap incorporating hand spray, pedestal wash basin and low flush W.C.



GARDEN

To the front of the property there is a small garden area together with wrought iron hand gate and stone flagged pathway leading to main entrance. The property has on street parking.



ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system.

Double glazing- The property has uPVC double glazing

Property tenure – Freehold

Council tax band – A

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

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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.

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Saturday - 9:00 to 16:00

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