Peter David Properties Ltd

Residential Sales and Lettings

Lindley Lodge Flat 1, East Street

Lindley, Huddersfield, HD3 3ND

Offers in the region of £155,000

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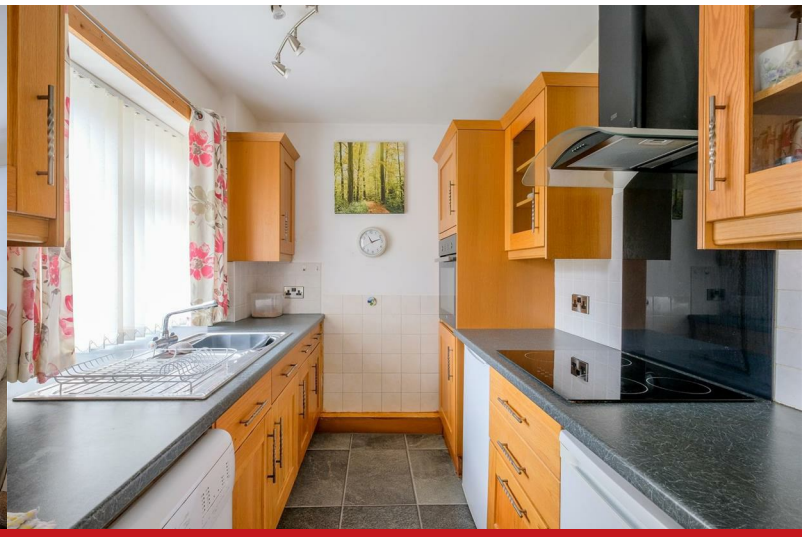

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*TWO BEDROOM GROUND FLOOR APARTMENT * WELL PRESENTED THROUGHOUT * LOCATED IN THE HEART OF LINDLEY * NEW BOILER * SINGLE GARAGE AND RESIDENTS CAR PARK * NO ONWARD CHAIN *

Peter David Properties are pleased to present to the open market this TWO BEDROOM, GROUND FLOOR apartment WITH PRIVATE ENTRANCE, located within walking distance to LINDLEY village, with shops, cafes and restaurants on your doorstep. It is also ideally located for anyone looking for an easy commute to Huddersfield town centre, the M62 Motorway or even the Huddersfield Royal Infirmary. The property has an allocated parking space and a communal garden

The apartment has its own external entrance and briefly comprises; a hallway, a living room, a kitchen, two bedrooms and a bathroom.

Externally the property benefits from communal well-maintained gardens, a single garage and a residents/visitors parking area.

The property is being sold with no onward chain and is ready-to-move-into.

Book your viewing today.

Entrance Hallway

Enter via a PVCu door into the L-shaped hallway with laminate flooring. Benefiting from two large cupboards providing ample storage space. Access to all other rooms.

Living Room

A spacious living room with a marble hearth and wood surround fireplace housing an electric fire. A large PVCu bay window provides plenty of natural light and looks out over the gardens. Access to the kitchen.

Kitchen

A galley kitchen with vinyl flooring, matching wood wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an eye level electric oven, an electric hob, and an extractor. A stainless steel sink and drainer sits under a PVCu window to front aspect.

Bedroom One

To the rear of the property is a double bedroom with PVCu window to rear aspect

Bedroom Two

A single bedroom with PVCu window to rear aspect.

Bathroom

A fully tiled bathroom with tiled flooring. Comprising of: a concealed cistern WC, an integrated wash basin with vanity unit, a walk in double shower with glass screen. PVCu privacy window to side aspect.

Exterior

Externally the property benefits from well-maintained communal gardens to the front. To the rear of the property there is a single garage and an off-road parking for residents.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

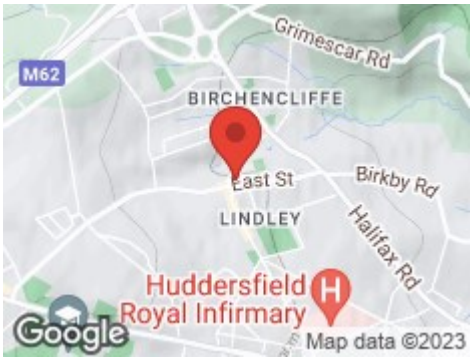
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

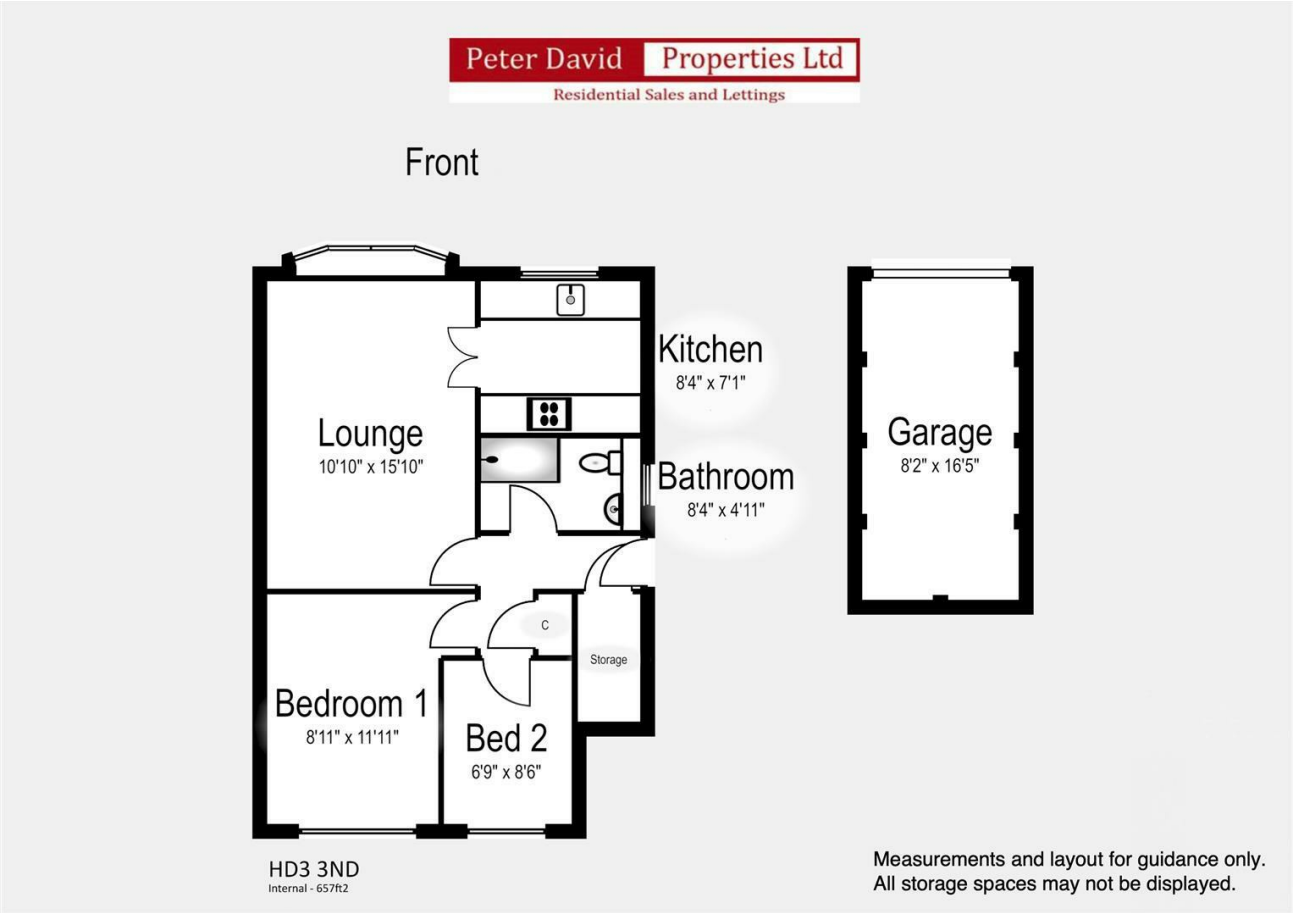
Road Map

Hybrid Map

Terrain Map



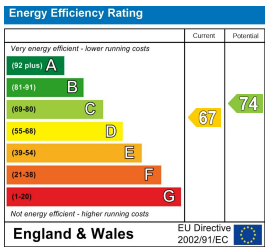
Floor Plan

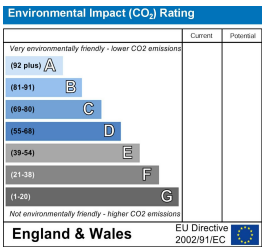


Viewing

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.

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