

Peter David

Properties Ltd

Residential Sales and Lettings



16 West Street

Lindley, Huddersfield, HD3 3JT

Price £180,000



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Living Room

Enter this stunning property through a solid wooden door with frosted glass panels into a spacious and well presented living room. The room has kept many of its original features including exposed beams to the ceiling and wooden framed mullioned windows to the front aspect. There is a stone lintel to the chimney breast and a stone hearth. Stairs rise to the first floor and a solid wooden door leads to the kitchen/diner. A new grey carpet flows throughout.

Kitchen/Diner

A spacious and tastefully designed kitchen/diner with matching navy wall and base units, laminated work surfaces and a glass splash back behind the hob. Integrated appliances comprise; an electric oven, a ceramic hob, a dishwasher, a fridge/freezer and a washing machine. There is a ceramic sink and drainer in front of the wooden framed mullioned windows overlooking the rear garden. An exposed beam to the ceiling gives the room a traditional feel and there is access to a useful cellar space, which also benefits from an outside window. The kitchen has ample space for a dining table and a wooden door with glass panels leads to the rear of the property.

Landing

A carpeted landing leading to the bedrooms and bathroom.

Master Bedroom

A generous double bedroom with original, exposed beams to the ceiling and wooden framed mullioned windows to the front aspect with a built-in window seat. The room also features a cast iron fireplace with stone surround and an internal frosted window over the stairs. A new grey carpet flows throughout.

Bedroom Two

A single bedroom set at the rear of the property with wooden framed mullioned windows overlooking the garden and enjoying the splendid views across the valley. There is an exposed stone fireplace and a useful built-in storage cupboard housing the boiler. The loft space is accessed from this room via a loft hatch with a pull down ladder. A new grey carpet flows throughout.

Loft space

A large, partially boarded loft space with exposed beams. Planning permission has been acquired to create an additional bedroom in the loft accessed via a staircase off bedroom one. The planning application number is 2021/65/91043/W.

Bathroom

A fully tiled, stylish bathroom comprising a WC, a wash basin set over a vanity cupboard and a bath with an overhead shower and glass screen. There are tiles to the floor and a wooden framed, frosted window to the rear elevation.

Exterior

Externally the property features a pleasant paved garden to the front with planted borders to the side and a rockery to the centre. The shared rear garden offers an excellent degree of privacy with a large lawn overlooking lovely views and a stone-built outhouse.

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.

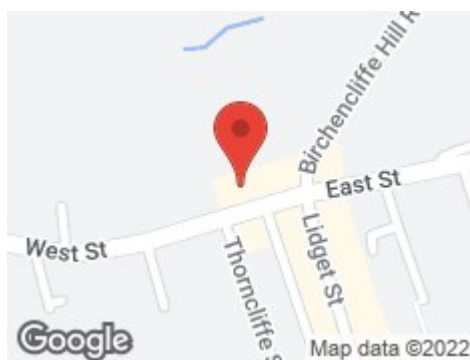
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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

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Road Map



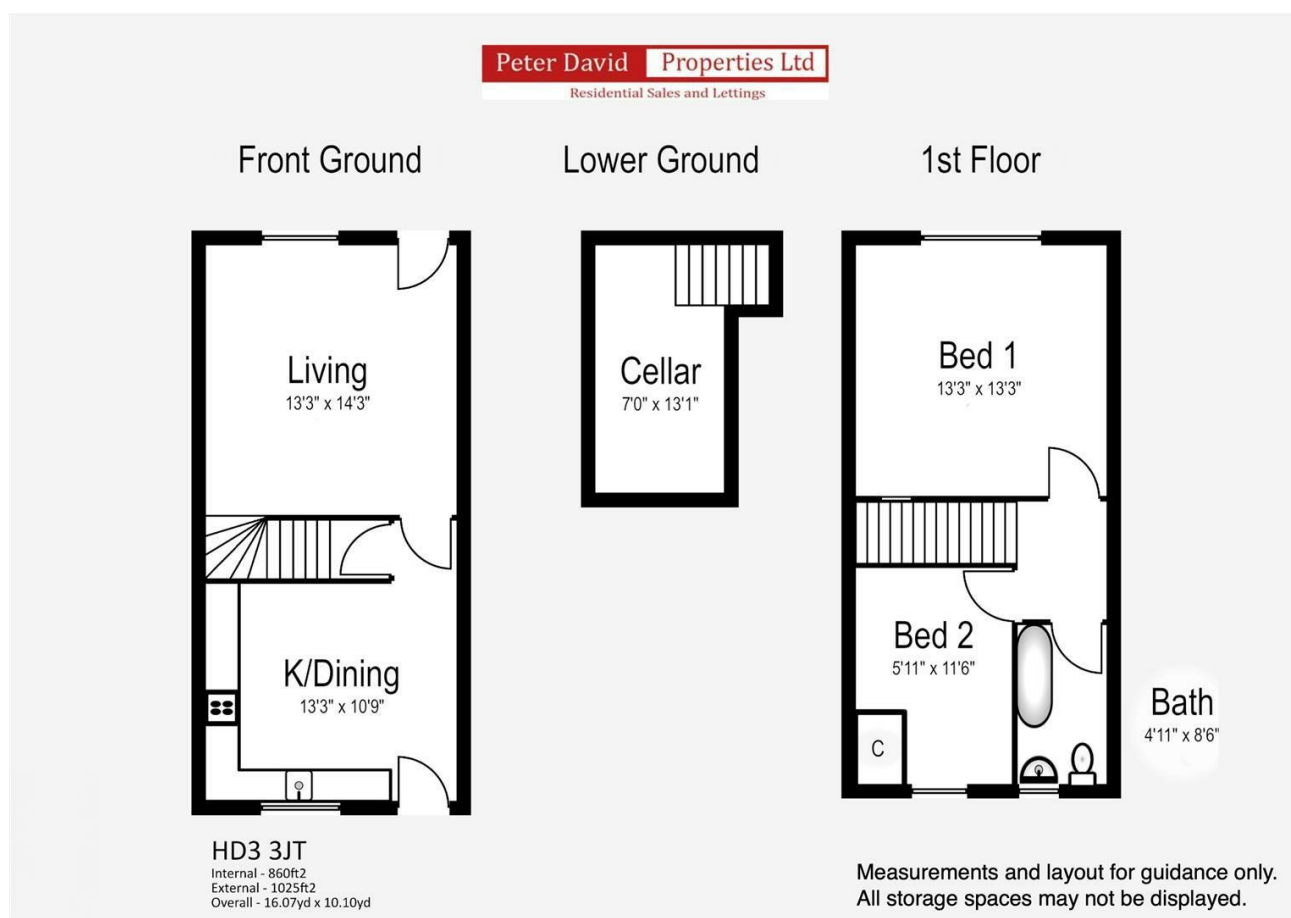
Hybrid Map



Terrain Map



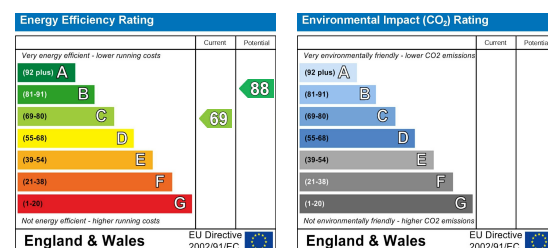
Floor Plan



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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