

# Peter David

# Properties Ltd

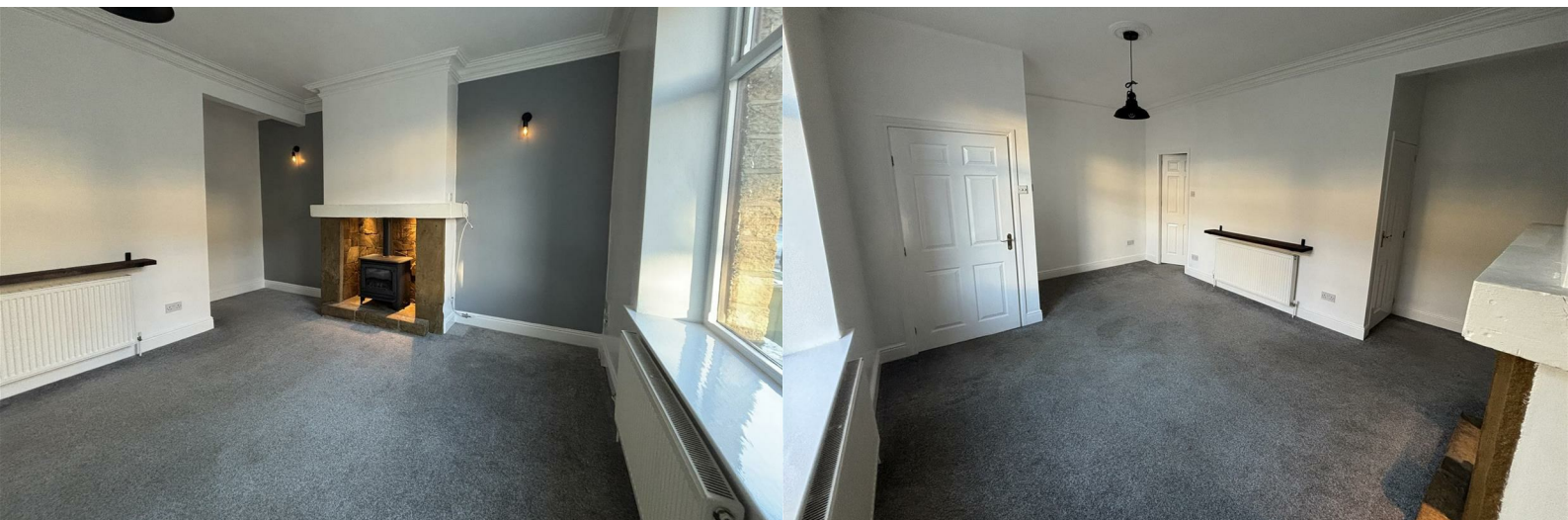
Residential Sales and Lettings



## 85 Wellington Street

Lindley, Huddersfield, HD3 3EY

£895 Per month





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## Entrance Vestibule

Enter the property via a wooden door with glass panelling. Access into the living room.

## Living Room

A spacious living room with grey carpets. Benefitting from a gas fire set within a stone hearth and a PVCu window to the front aspect. Access to the stairs leading down to the kitchen and also a second set of stairs leading to the first floor accommodation.

## Landing

Carpeted stairs lead down to the kitchen diner.

## Kitchen / Diner

A kitchen with tiled flooring, matching wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of; a 5 ring gas hob, an oven, a stainless steel sink and drainer, a freestanding dishwasher, a freestanding washing machine and a freestanding fridge freezer. There is 1 further freestanding space. A PVCu window to the front. There is ample space for a dining table.

## Landing

Carpeted stairs rise to the first floor accommodation.

## Bedroom One

A double bedroom with a PVCu window to the front elevation.

## Bathroom

A fully tiled house bathroom comprising of; a WC, a wash basin, a bath and a corner shower. PVCu privacy window to front.

## Landing

Wooden stairs rise to the second floor accommodation.

## Bedroom Two

A second double bedroom benefitting from two PVCu velux windows.

## Exterior

To the front of the property is a patio area. On street parking.



Road Map



Hybrid Map



Terrain Map



Floor Plan

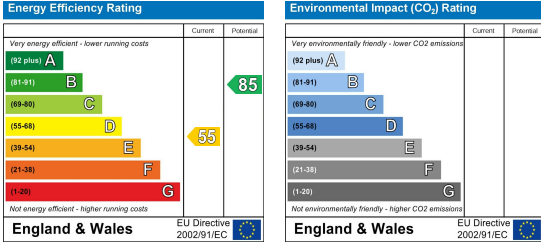


Total floor area 102.1 m<sup>2</sup> (1,099 sq. ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.floorplans.com

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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