



10 Thornhill Avenue, Lindley, Huddersfield, HD3 3DR  
£170,000

bramleys







#### NO UPPER CHAIN

This 2 bedroom, mid terraced property is conveniently positioned for all the amenities within the popular and sought after village of Lindley. Forming an ideal purchase for the first time buyer or professional couple alike, the property provides well proportioned living accommodation across two floors, together with a lower ground floor cellar providing additional storage.

Having gas fired central heating, double glazing and modern fittings within the kitchen and bathroom, an early internal viewing is recommended to appreciate the property on offer.

Externally the property has garden areas to both the front and rear.





## GROUND FLOOR:

Enter the property through a uPVC external door into:-

### Entrance Hall

With staircase rising to first floor landing.

### Lounge

14'2" x 12'1" (4.32m x 3.68m)

This well proportioned reception room has a feature fireplace with inset gas fire and a uPVC double glazed window to the front elevation.

### Dining Kitchen

14'0" x 9'11" (4.27m x 3.02m)

Comprising of a contemporary range of modern floor and wall units, stainless steel sink unit with side drainer board, electric oven, four ring hob, extractor hood, uPVC double glazed window and central heating radiator.

## LOWER GROUND FLOOR:

### Cellar

Providing additional storage space.

## FIRST FLOOR:

### Landing

### Bedroom 1

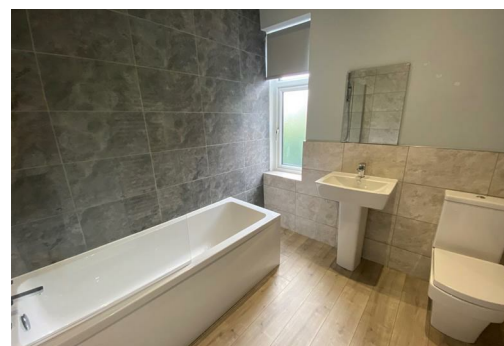
14'1" x 12'0" (4.29m x 3.66m)

With original style fireplace, uPVC double glazed window and central heating radiator.

### Bedroom 2

13'1" x 5'9" (3.99m x 1.75m)

Situated to the rear of the property with a central heating radiator and uPVC double glazed window.



**bramleys**  
*Successfully selling and letting property since 1958*

**Qualified**  
Being a firm of Chartered Surveyors and qualified property agents, we have the ability to offer professional and unbiased advice on all property matters.

**Awards**  
We are proud holders of various industry awards, giving you peace of mind that we work in your best interest.

Book a market appraisal  
01484 530361 sales@bramleys.com

**Bathroom**

Furnished with a 3 piece white suite incorporating panelled bath with shower over, hand wash basin and low flush WC. There are part tiled walls, a heated towel radiator and uPVC double glazed window.

**OUTSIDE:**

The property has garden areas to front and rear.

**BOUNDARIES & OWNERSHIPS:**

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

A

**MORTGAGES:**

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**ONLINE CONVEYANCING SERVICES:**

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

**VIEWINGS:**

Please call our office to book a viewing on 01484 530361.

**PLEASE NOTE:**

The photos used are from previous marketing material as the property has been rented out since they were taken. They are therefore to be used for illustration purposes only.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.  
2. None of the mains 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 insitu by the vendors.  
PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

