

Simon Blyth
ESTATE AGENTS

**Canby Grove
Waterloo
Huddersfield
HD5 8QE**



A LOVELY TWO BEDROOM STONE BUILT INNER THROUGH TERRACE HOUSE LOCATED ON A CUL-DE-SAC AND IDEAL FOR SOMEONE LOOKING TO TAKE THEIR FIRST STEPS ON THE PROPERTY LADDER.

This attractively presented home occupies a convenient position close to local shops including supermarkets, Tandem retail park and buses. The accommodation is served by a gas central heating system, PVCu double glazing and briefly comprises to the ground floor entrance porch, living room with exposed polished and stained floorboards and feature fireplace with coal effect gas fire, modern fitted kitchen with shaker style units and integrated appliances. To the first floor a landing leads to two good sized bedrooms and bathroom. Externally there are gardens laid out to front and rear and on street parking.

Offers Over £100,000

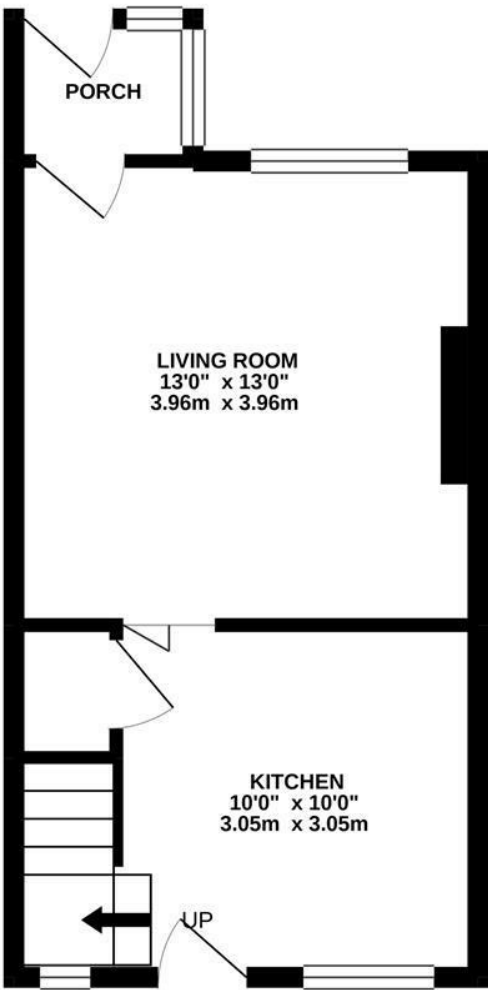
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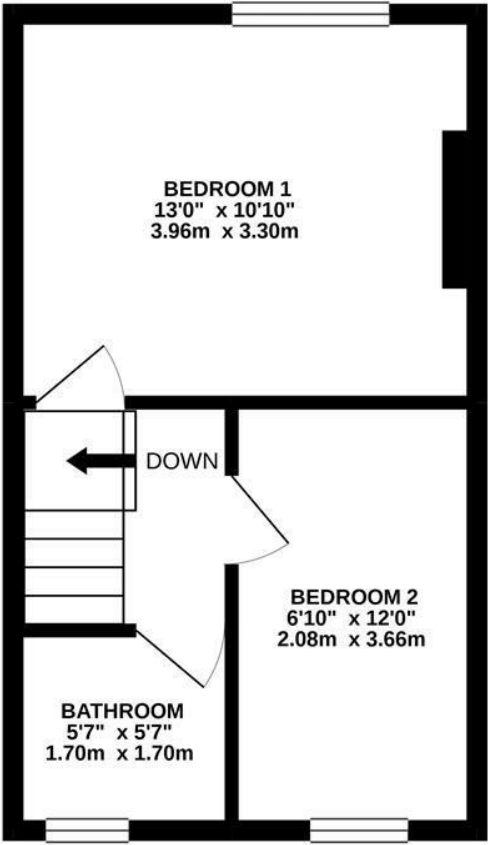
www.simonblyth.co.uk



GROUND FLOOR



1ST FLOOR



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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THE ACCOMMODATION COMPRISES

GROUND FLOOR

A PVCu and frosted double glazed door opens into an entrance porch.

ENTRANCE PORCH

5' x 4' (1.52m x 1.22m)

With PVCu double glazed windows to two elevations, from here a PVCu and frosted double glazed door opens into the living room.

LIVING ROOM

13' x 13' (3.96m x 3.96m)

A comfortable and attractively presented reception room which has a PVCu double glazed window looking out over the front garden, there are original exposed polished and stained floorboards together with stained architraves, skirting boards and picture rail, central heating radiator, decorative ceiling rose with ceiling light point and as the main focal point of the room there is a feature fireplace with timber surround, black marble inset and home to a coal effect gas fire which rests on a black marble hearth. To the rear of the living room a timber and frosted glazed bi fold door gives access to the kitchen.

KITCHEN

10' x 10' (3.05m x 3.05m)

With two PVCu double glazed windows and PVCu and frosted double glazed door giving access to the rear garden and all of these provide the room with plenty of natural light. To one side a spindled staircase rises to the first floor with useful storage cupboard beneath, there is a central heating radiator, ceiling light point and fitted with a range of cream shaker style base and wall cupboards, drawers, these are complimented by contrasting overlying worktops with tiled splashbacks, there is concealed lighting beneath the wall cupboards and pelmet lighting over the stainless steel extractor hood, in addition there is a four ring stainless steel gas hob, stainless steel electric fan assisted double oven, inset single drainer stainless steel sink with chrome mono bloc tap and plumbing for automatic washing machine and there is an integrated fridge.

FIRST FLOOR

LANDING

With ceiling light point and loft access. From the landing access can be gained to the following rooms:-

BEDROOM ONE

13' x 10'10" (3.96m x 3.30m)

A generous double room with a PVCu double glazed window looking out across the front garden, there is a ceiling light point, central heating radiator, chimney breast and original polished and stained floorboards.

BEDROOM TWO

12' x 6'10" (3.66m x 2.08m)

A good sized second bedroom which once again has exposed polished and stained floorboards, there is a PVCu double glazed window looking out across the rear garden and with far reaching views beyond over the rooftops, there is a ceiling light point, central heating radiator and the original exposed polished and stained floorboards.

BATHROOM

5'7" x 5'7" (1.70m x 1.70m)

With a frosted PVCu double glazed window, ceiling light point, part tiled walls, chrome ladder style heated towel rail, wall mounted Vokera gas fired central heating boiler and fitted with a suite comprising panelled bath with glazed shower screen and chrome shower fitting over, pedestal wash basin with chrome mono bloc tap and low flush WC.

GARDENS

To the front of the property there is a flagged pathway shared with the neighbouring property, this gives access to the front door, there is a flagged and gravelled area with planted shrubs and a Camellia planted in the centre of the garden. To the rear there is a larger garden which incorporates a brick lean to outhouse, sitting out area and beyond this there is a shaped lawn with pathway and planted flowers and shrubs to the borders.

ADDITIONAL DETAILS

CENTRAL HEATING

The property has a gas central heating system.

DOUBLE GLAZING

The property has PVCu double glazing.

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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

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 independant 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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm