

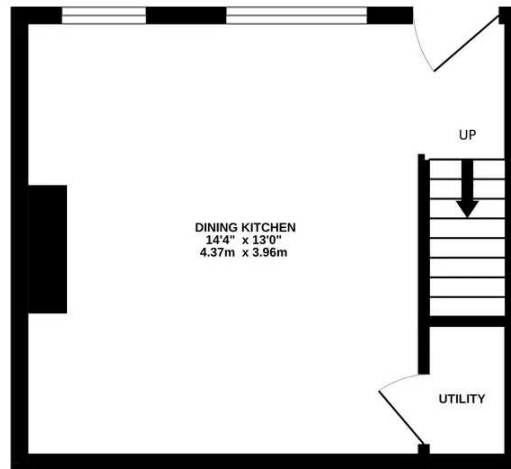


## Ivy House, Thorncliffe Street, Lindley

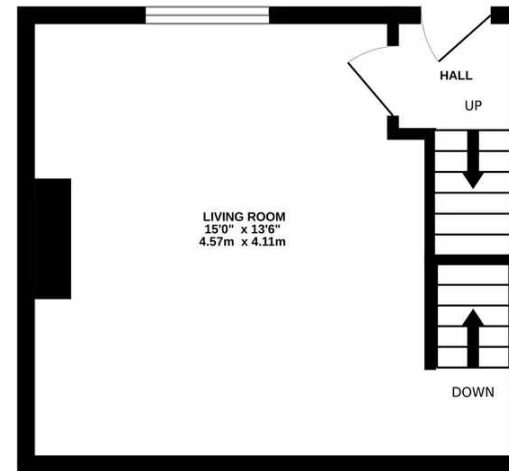
Huddersfield

Offers Over **£130,000**

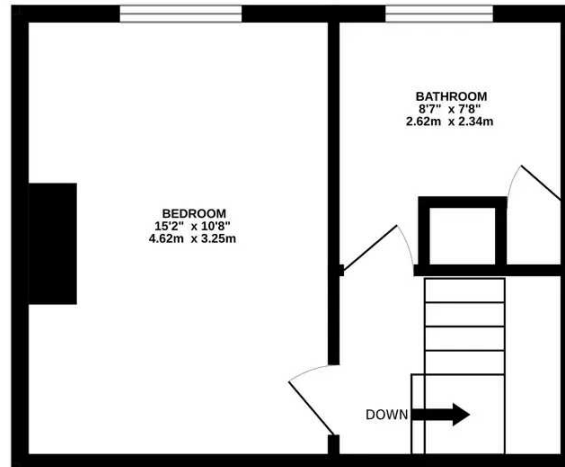
GROUND FLOOR



UPPER GROUND FLOOR



1ST FLOOR



THORNCLIFFE STREET

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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## Thorncliffe Street

Lindley, Huddersfield

A BEAUTIFULLY PRESENTED THREE STORY REAR TERRACE HOUSE WITH A STYLISH AND TASTEFULLY APPOINTED INTERIOR WITH NEUTRAL DECOR AND IDEAL FOR SOMEONE SEEKING A READY TO MOVE INTO HOME. Having been subject to a programme of modernisation and updating in recent years and located within walking distance of the vibrant shopping parade in Lindley with shops, restaurants and bars and just minutes from Junction 24 of the M62. There is a gas central heating system, PVCu double glazing and briefly comprising to the ground floor entrance with generous fitted dining/kitchen with store off. Upper ground floor living room. First floor landing leading to a double bedroom and bathroom. Externally there is a parking space and adjacent low maintenance garden with AstroTurf. Lindley is often cited as one of Huddersfield's leading residential areas due to its many amenities and excellent geographical location, approximately 18 miles from Leeds and 28 miles from Manchester.

Council Tax band: A

Tenure: Freehold





#### **ENTRANCE**

A composite panelled and frosted double glazed door opens into the dining/kitchen.

#### **DINING/KITCHEN**

14' 4" x 13' 0" (4.37m x 3.96m)

This has two PVCu double glazed windows which provide the room with plenty of natural light, there are inset LED downlighters, central heating radiator, there is oak effect vinyl flooring and fitted with a range of cream shaker style base and wall cupboard, drawers, these are complimented by contrasting overlying oak effect work tops with tile splashback, there is an inset 1.5 bowl single drainer stainless steel sink with chrome mixer tap, housed within the chimney breast there is a Flavel range style cooker with seven burner gas hob together with electric double oven, grill and warming drawer with an extractor fan and downlighters over. There is also concealed lighting beneath the wall cupboards, there is an integrated fridge, integrated freezer and to one side a staircase rises to the first floor, beneath this there is a useful storage cupboard which also has plumbing for an automatic washing machine.

#### **UPPER GROUND FLOOR-LIVING ROOM**

As the dimensions indicate this is a spacious and well proportioned reception room with a large PVCu double glazed window to the front elevation, there is also PVCu double glazed window to the side elevation. There is a ceiling light point, central heating radiator and chimney breast. To one side a door gives access to an entrance lobby.



### ENTRANCE LOBBY

Which has a PVCu and frosted double glazed door with frosted PVCu double glazed window over, there is a ceiling light point, central heating radiator and feature arch at the bottom of the stairs which rise to the first floor.

### FIRST FLOOR-LANDING

With storage area to one side, ceiling light point and loft access. It should be noted that the first floor is slightly larger as the bathroom and landing goes over the passageway. From the landing access can be gained to the following rooms:-

### DOUBLE BEDROOM

15' 2" x 10' 8" (4.62m x 3.25m)

A good size double room with PVCu double glazed window, ceiling light point, central heating radiator, chimney breast and to either side of the chimney breast there are two large part mirror fronted free standing wardrobes which are available by separate negotiation at a price to be agreed.

### BATHROOM

8' 7" x 7' 8" (2.62m x 2.34m)

This has a louvre door cupboard which houses a wall mounted alpha gas fired combination central heating boiler fitting circa 2020. There is a frosted PVCu double glazed window, inset LED downlighters, extractor fan, central heating radiator, chrome ladder style heated towel rail, part tiled walls and fitted with stylish modern white suite comprising paneled "P" bath with curved shower screen and chrome shower fitting incorporating fixed shower rose and separate hand spray together with a chrome mixer tap, pedestal wash basin with chrome monobloc tap and above this there is a mirror fronted vanity unit which has incorporating LED strip lights to either side of the mirror, a shaver socket and low flush W.C.





### Off street

#### 2 Parking Spaces

Immediately to the front of the property there is a concrete driveway providing off-road parking for one car and adjacent to this there is an area of AstroTurf which could also be used as off-road parking if required with planted shrubs to the borders.



## **ADDITIONAL DETAILS**

### **DIRECTIONS**

Proceed out of Huddersfield up Trinity Street and on reaching the roundabout by The Junction Public House continue straight ahead onto West Bourne Road. At the next roundabout turn right onto Acre Street passing Huddersfield Royal Infirmary and on reaching the main shopping parade turn left onto Brian Street and then right onto Thorncliffe Street. The property is situated to the rear of "Concepts" and has its own vehicular access.

### **VIEWING**

For an appointment to view, please contact the Huddersfield Office on 01484 651878

### **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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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **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**

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

### **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 independent 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 TIMES**

#### **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





## Simon Blyth Estate Agents

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