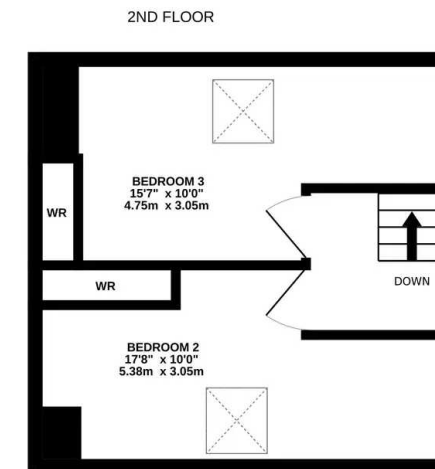
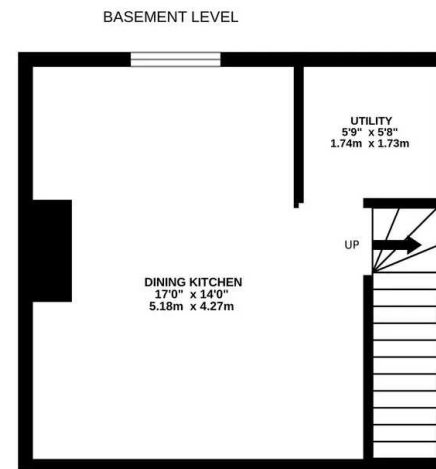
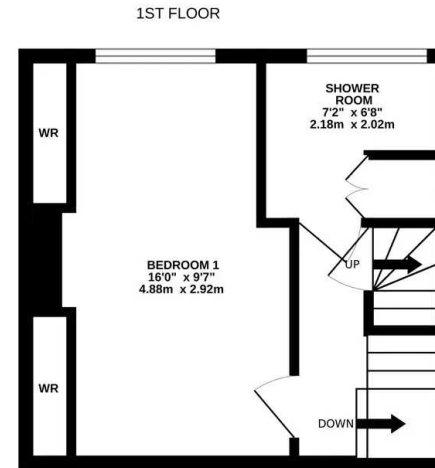
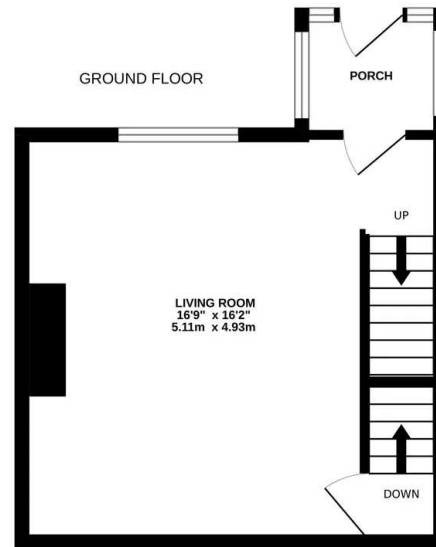




Gibson Street, Lindley, Huddersfield

Huddersfield

Offers in Region of **£160,000**



GIBSON 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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Gibson Street, Lindley

Huddersfield

A surprisingly spacious stone built corner terrace house with three double bedrooms and accommodation arranged over four floors. Located within a popular residential area in close proximity to Children's Day Nursery, playing fields, local shops, schools and accessible for J23 & J24 of the M62 motorway.

There is a gas central heating system with Hive, sealed unit double glazing and briefly comprising to the ground floor, living room with feature fireplace. Lower ground floor dining kitchen and utility. First floor double bedroom and shower room. Second floor two further double bedrooms.

Externally there is on street permit parking and a low maintenance block paved garden with planted flowers and shrubs to the borders.

Council Tax band: A

Tenure: Leasehold





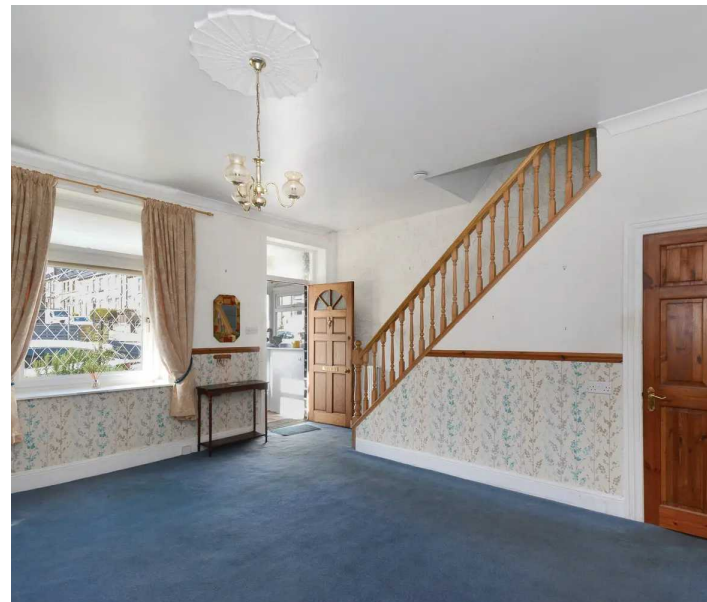
Ground Floor

PVCU double glazed door opens into an entrance porch, this has PVCU double glazed windows, ceiling light point and from here a timber panelled and frosted glazed door opens on to the living room.

Living Room

16' 2" x 16' 9" (4.93m x 5.11m)

This generously proportioned reception room has a PVCU double glazed window looking out over the front garden, there is a decorative ceiling rose with ceiling light point, ceiling coving, dado rail, central heating radiator and as the main focal point of the room there is a feature fireplace with pine surround and home to a coal effect gas fire resting on a marble hearth. To either side of the chimney breast there are TV/display plinths. To one side a staircase rises to the first floor with american ash spindles and handrail. Beneath the staircase a pine panelled door gives access to the stairs leading to the lower ground floor dining kitchen.

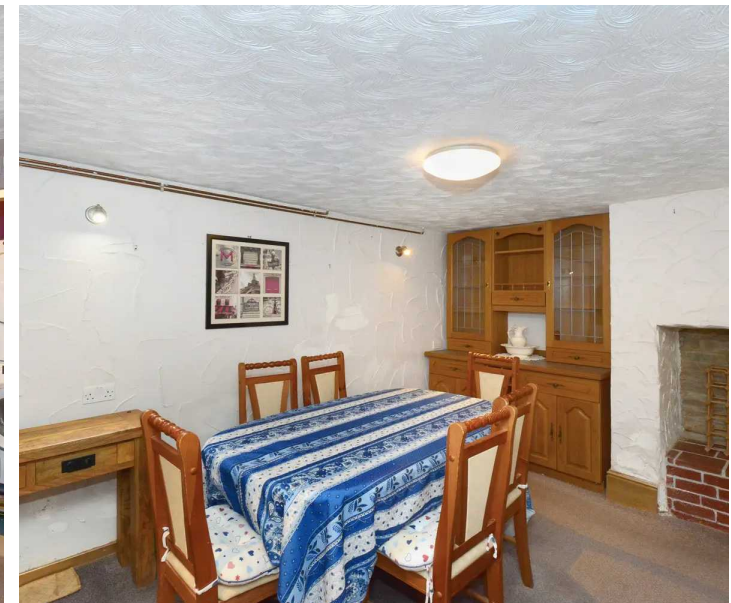


Lower Ground Floor

Dining Kitchen

17' 0" x 14' 0" (5.18m x 4.27m)

Another well proportioned room which has a frosted PVCU double glazed window to the front elevation, two ceiling light points, three wall light points, chimney breast with raised quarry tiled hearth, central heating radiator, display niche and fitted with a range of medium oak faced base and wall cupboards, drawers, these are complimented by contrasting overlying worktops with tiled splash backs, there is an inset one and a half bowl single drainer stainless steel sink with brushed stainless steel monobloc tap, four ring Neff gas hob with stainless steel extractor hood over and Hotpoint stainless steel fan assisted oven beneath, there is plumbing for dishwasher and to the left hand side of the chimney breast there is a dresser unit which has leaded and glazed display cupboards with glass shelving, base cupboards and drawers, wine rack and display shelving. To one side there is a doorway leading to a utility area.





Utility Room

5' 8" x 5' 8" (1.73m x 1.73m)

This provides space for a fridge freezer, washing machine and tumble dryer.

First Floor Landing

With a ceiling light point and door to one side opening onto a staircase rising to the second floor. From the landing access to be gained to the following rooms:-

Bedroom One

16' 0" x 9' 7" (4.88m x 2.92m)

A generous double room which has a PVCU double glazed window looking out over the front garden, there is decorative ceiling rose with ceiling light point, two wall light points, oak flooring, fitted desk with drawers beneath and display/book shelving above, central heating radiator and to either side of the chimney breast there are fitted wardrobes and cupboards.

Shower Room

7' 0" x 6' 8" (2.13m x 2.03m)

With frosted PVCU double glazed window with inset blinds, ceiling light point, part tiled walls which are floor to ceiling in sections, linen cupboard with boiler cupboard over housing a Worcester gas fired combination central heating boiler. There is a chrome ladder style heated tower rail and fitted with a suite comprising wall hung wash hand basin with chrome monobloc tap, bidet, low flush w.c. and tiled shower cubicle with sliding glass door and fitted with a Mira 415 shower fitting.



Second Floor

Landing

With pine balustrade and hand rail, PVCU double glazed window to the gable with inset blind, wall light and loft access. From the landing access can be gained to the following :-

Bedroom Two

17' 8" x 10' 0" (5.38m x 3.05m)

A double room which has beamed ceiling with spotlights, central heating radiator, laminate flooring, fitted floor to ceiling sliding door wardrobe, velux double glazed window with lovely views stretching across to Emley Moor mast and Castle Hill, access to the eaves. This room is also being utilised as an office and has a bank of six double plug sockets and two further double plug sockets.

Bedroom Three

15' 7" x 10' 0" (4.75m x 3.05m)

A double room with beamed ceiling with angled spotlights, velux double glazed window, central heating radiator, fitted floor to ceiling part mirror fronted wardrobes and access to the eaves.





ADDITIONAL INFORMATION

CENTRAL HEATING

The property has a gas central heating system.

DOUBLE GLAZING

The property has partial PVCu double glazing.

DIRECTIONS

Proceed out of Huddersfield up Trinity Street and upon reaching the roundabout by the Junction Public House continue straight ahead onto Westbourne Road. At the next roundabout proceed straight ahead onto New Hey Road turn right by Nightingales Day Nursery onto Gibson Street where the property will be found as the last on the right hand side.

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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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 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 - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



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