

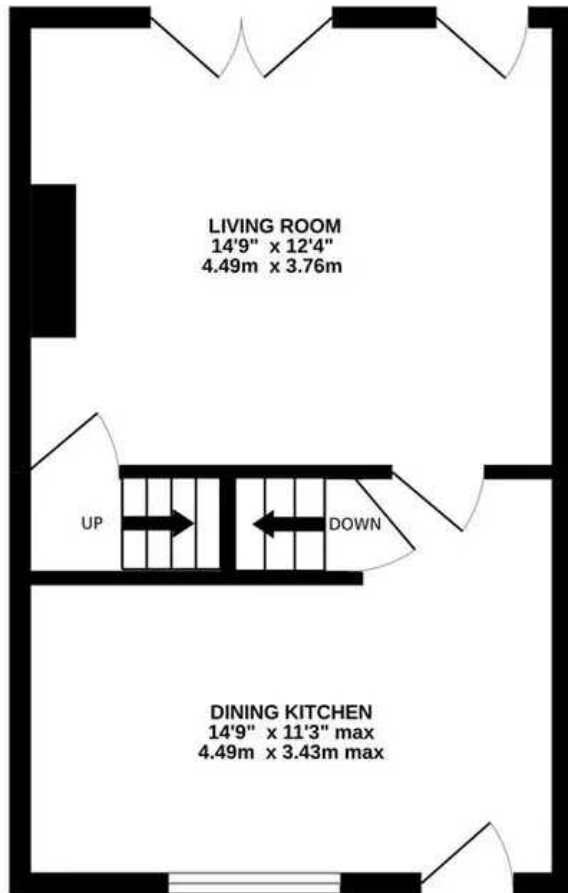
**Simon Blyth**  
ESTATE AGENTS



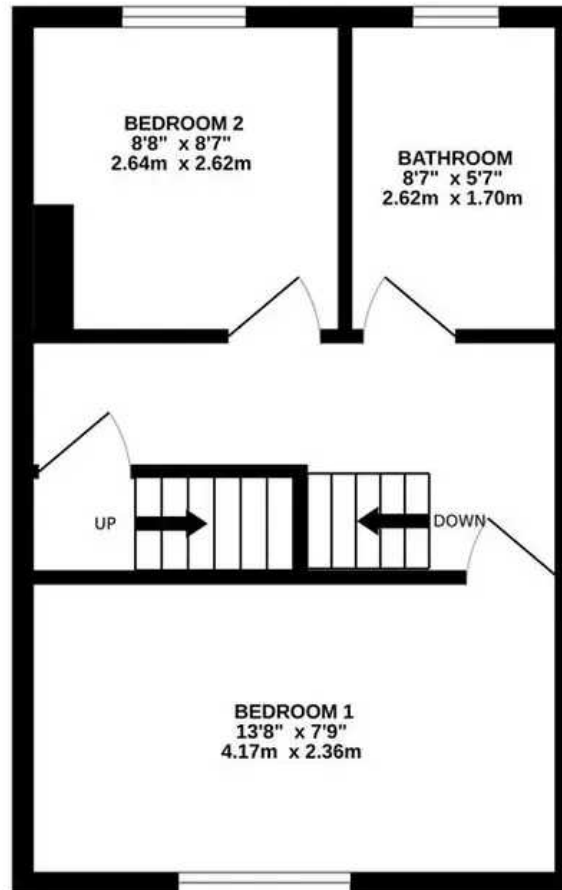
**13 Union Street, Lindley**  
Huddersfield

Offers in Region of **£157,500**

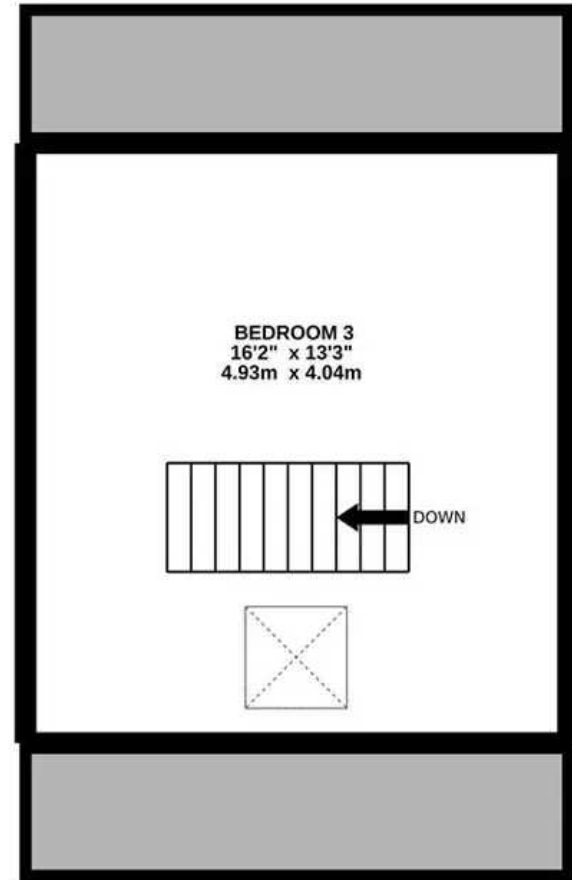
GROUND FLOOR



1ST FLOOR



2ND FLOOR



UNION 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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## 13 Union Street

Lindley, Huddersfield

AVAILABLE WITH VACANT POSSESSION AND NO ONWARD CHAIN A MATURE STONE BUILT THREE BEDROOM MID TERRACE HOUSE LOCATED ON A NO THROUGH ROAD AND WELL PLACED FOR LINDLEY'S VARIED AMENITIES INCLUDING: SHOPS, RESTAURANTS, BARS, HOSPITAL AND JUNIOR AND INFANT SCHOOL.

There is a gas central heating system, PVCu double glazing and briefly comprising to the ground floor: dining kitchen with stone flagged floor, living room with French doors opening on to a south westerly facing garden. Basement with cellar. First floor landing leading to two bedrooms and bathroom, second floor attic bedroom. Externally there are low maintenance gardens to both front and rear with on-street permit parking.

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





## GROUND FLOOR

### ENTRANCE HALL

A PVCu and frosted double glazed door opens into a dining kitchen.

### LIVING ROOM

Dimensions: 4.50m x 3.76m (14'9 x 12'4). A well-proportioned living room which has PVCu and frosted double glazed door giving access to the garden and adjacent to the door there are PVCu double glazed French doors all of which provide the room with plenty of natural light. There is a ceiling light point, ceiling coving, dado rail, chimney breast with stone surround, timber lintel, gas point and a newly fitted carpet. From the living room there is a timber and glazed door opening onto a staircase once again with a newly fitted carpet leading to the first-floor landing.

### DINING KITCHEN

Dimensions: 4.50m x 3.43m (14'9 x 11'3). This has a large PVCu double glazed window which provides plenty of natural light, there are inset ceiling downlights, central heating radiator, stone flagged floor and fitted with a range of modern base and wall cupboards, drawers, these are complimented by contrasting overlying worktops with an inset single drainer stainless steel sink with chrome mixer tap, there is space for a cooker and undercounter space for further appliances, there is a cupboard to the left hand side of the chimney breast which houses a Worcester gas fired central heating boiler. From the dining kitchen there are doors giving access to the basement and living room.

### BASEMENT

This is accessed from the kitchen with stone steps leading to a keeping cellar.



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### FIRST FLOOR LANDING

Landing with two ceiling light points, central heating radiator, newly fitted carpet and at the far end a door gives access to a staircase rising to the second floor. From the landing access can be gained to the following:-

### BEDROOM ONE

Dimensions: 4.17m x 2.36m (13'8 x 7'9). With PVCu double glazed window, ceiling light point, central heating radiator and newly fitted carpet.

### BEDROOM TWO

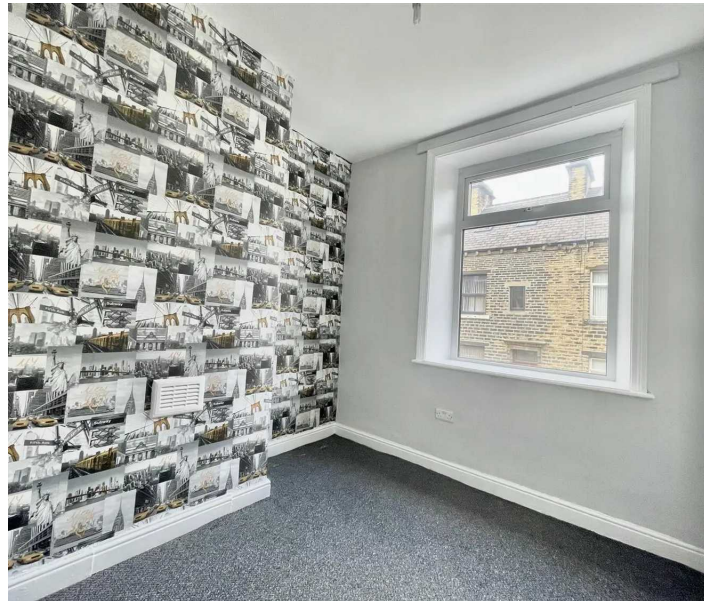
Dimensions: 2.62m x 2.64m (8'7 x 8'8). With a PVCu double glazed window, ceiling light point, central heating radiator, chimney breast and newly fitted carpet.

### BATHROOM

Dimensions: 2.62m x 1.70m (8'7 x 5'7). With a ceiling light point, floor to ceiling tiled walls, frosted PVCu double glazed window and fitted with a suite comprising: panelled bath, pedestal wash basin, low flush w.c. and new shower enclosure together with a Mira Sport shower fitting

### SECOND FLOOR BEDROOM THREE

Dimensions: 4.93m x 4.04m (16'2 x 13'3). A good sized room with large Velux double glazed window, ceiling light point, access to the eaves which provides storage, there are two central heating radiators and a newly fitted carpet.

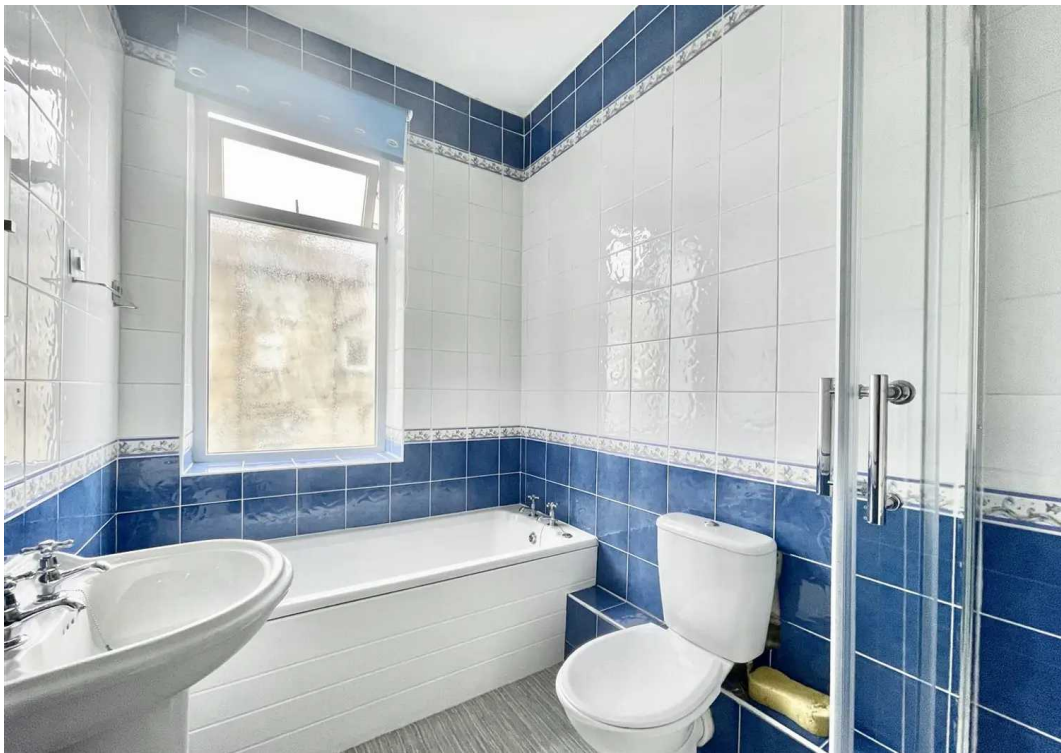


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#### **GARDENS**

To the front of the property (overlooked by the living room) there is a south westerly facing low maintenance garden which is flagged and is boarded by stone walling. To the rear there is a smaller garden area which has a tarmac surface this is bordered by stone walling and leads onto a cobbled lane.



**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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**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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