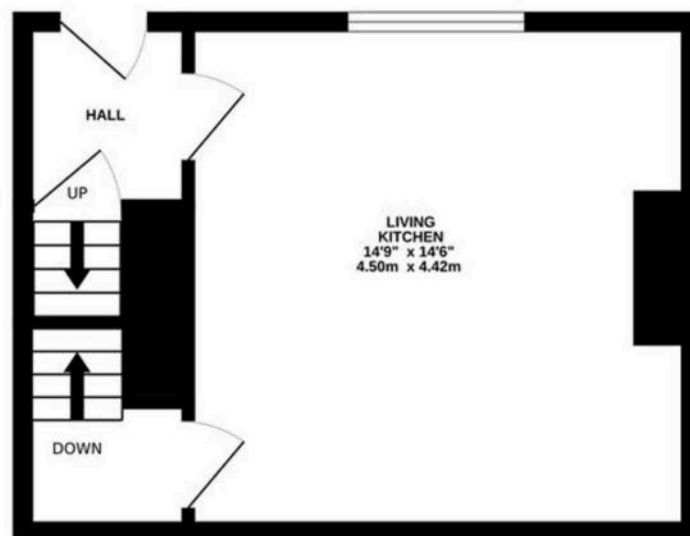




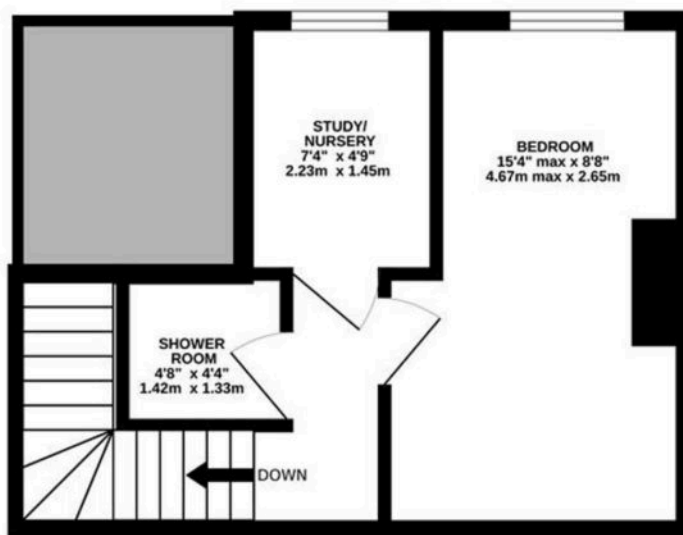
117 Acre Street, Lindley
Huddersfield

Offers in Region of **£110,000**

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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117 Acre Street

Lindley, Huddersfield

A corner front facing terraced house providing comfortable and well planned accommodation ideal for a first time buyer and located within ever popular Lindley with a variety of shops, restaurants, bars, hospital and just a short drive from J24 of the M62.

The accommodation is served by a gas central heating system, pvcu double glazing and briefly comprises to the ground floor entrance hall, living kitchen. Basement with cellar. First floor landing leading to a double bedroom, study/nursery and shower room. Externally there is a small fenced garden area to the front which also is useful for bin storage and on street permit parking



Ground Floor

With entrance hall, which has pvcu door and pvcu double glazed window over, there is a beamed ceiling with ceiling light, central heating radiator, door providing access to the stairs rising to the first floor and a further door to the side leading to the living kitchen.

Living Kitchen

14' 9" x 14' 6" (4.50m x 4.42m)

This comfortable and well proportioned room has pvcu double glazed windows to the front elevation, there is a beamed ceiling with ceiling light point, central heating radiator, as the main focal point of the room there is a tiled fireplace with electric fire. The kitchen area is situated to the rear of the room and has a tiled floor and fitted with a range of base and wall cupboards, drawers, contrasting overlying worktops with tiled splash backs, inset 1 1/2 bowl single drainer stainless steel sink with chrome mixer tap, electric cooker point, plumbing for automatic washing machine and cupboard housing a Vokera gas fired central heating boiler. To one side a door gives access to steps down to the basement with useful keeping cellar.



First Floor Landing

With two ceiling light points and from here access can be gained to the following..-

Bedroom

15' 4" x 8' 8" (4.67m x 2.64m)

A double room with pvcu double glazed window to the front elevation, ceiling light, loft access, central heating radiator and as the main focal point of the room there is a decorative fireplace with cast iron inset.

Study/Nursery

7' 4" x 4' 9" (2.24m x 1.45m)

This is situated adjacent to the bedroom and has pvcu double glazed window to the front elevation, ceiling light point and central heating radiator.

Shower Room

4' 8" x 4' 4" (1.42m x 1.32m)

With inset led down lighters, extractor fan, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin, low flush WC and corner shower cubicle with chrome shower fitting.

Basement

Useful storage cellar.

Parking

There is on street permit parking with an annual payment of £35 per permit.

Outside

To the front of the property there is a small fenced area which is ideal for bin storage together with a timber hand gate giving direct access to Acre Street.



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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Monday to Friday – 8:45 am to 5:30 pm

Saturday – 9:00 am – 4:00 pm Sunday – 11:00 am – 2:00 pm



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