

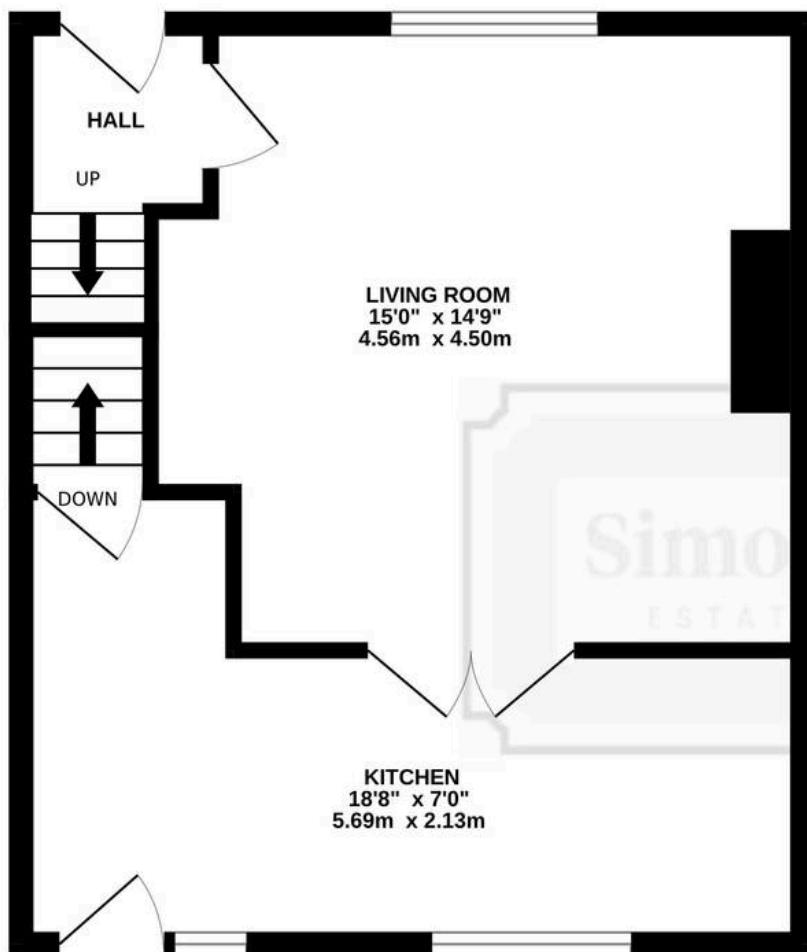


**136 Acre Street, Huddersfield**

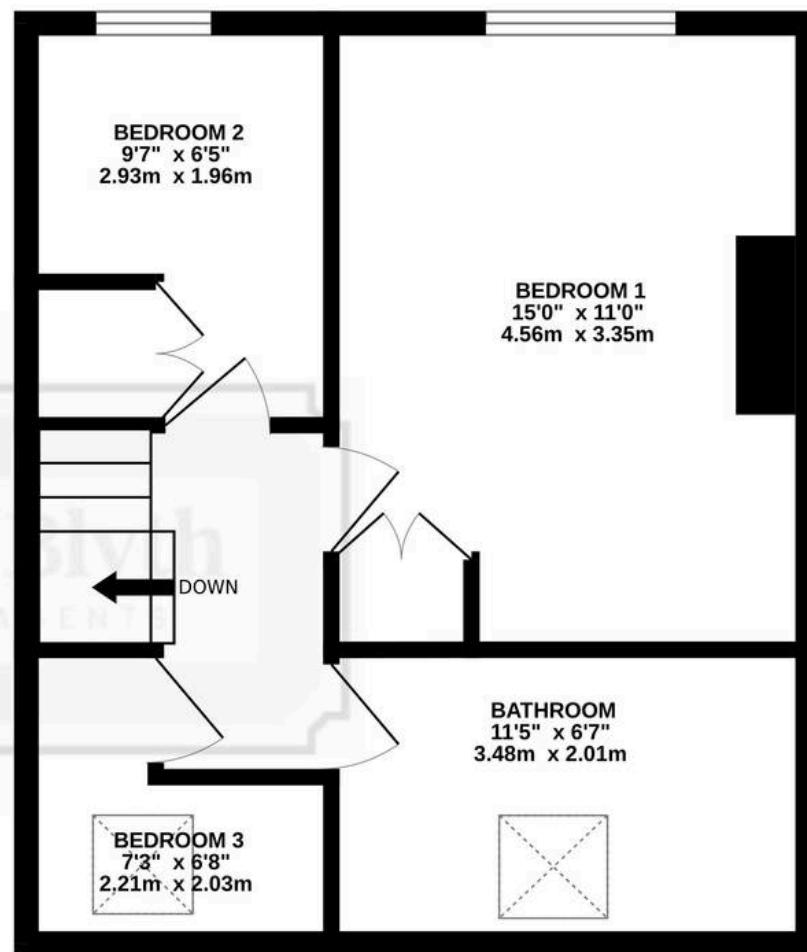
Huddersfield

Offers in Region of **£145,000**

### GROUND FLOOR



### 1ST FLOOR



ACRE STREET

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## 136 Acre Street

Lindley, Huddersfield

Available with vacant possession and no onward chain is this mature stone built and rendered three bedroom semi detached set at right angles to Acre Street and approached down a small lane within this popular and well regarded residential area.

The property is ideally placed for Lindleys varied amenities including hospital, junior and infant schools, shops, restaurants and bars and just a short drive from J24 of M62.

The accommodation is served by a gas central heating system, pvcu double glazing and briefly comprises to the ground floor entrance lobby, living room and fitted kitchen. Basement with tanked cellar which provides useful storage. First floor landing leading to three bedrooms and large tiled bathroom with four piece suite.

Externally there are low maintenance gardens to the front and to the rear which incorporates partially covered patio.



#### **Ground Floor Entrance Lobby**

With composite panelled and frosted double glazed door with frosted pvcu double glazed window over, inset ceiling down lighter, central heating radiator and staircase rising to the first floor. To one side a door opens into the living room.

#### **Living Room** - 15' 0" x 14' 9" (4.57m x 4.50m)

A well proportioned reception room which has a pvcu double glazed window to the front elevation, inset ceiling down lighters, picture rail, central heating radiator and as the main focal point of the room there is a fireplace with timber surround, marble inset and home to a coal effect gas fire resting on a marble hearth. To the rear of the living room there are twin timber and glazed doors opening into the kitchen.

#### **Kitchen** - 18' 8" x 7' 0" (5.69m x 2.13m)

With a pvcu double glazed window and pvcu double glazed door leading to the rear garden. There are two ceiling light points, central heating radiator, wall mounted Worcester gas fired central heating boiler and fitted with a range of modern base and wall cupboards, drawer, contrasting overlying worktops with tiled splash backs, lighting beneath the wall cupboards, inset circular stainless sink with circular drainer and chrome monobloc tap, four ring stainless steel gas hob with stainless steel extractor hood over and stainless steel electric oven beneath, integrated dishwasher and plumbing for automatic washing machine. To one side there is a lobby with breakfast bar and from here a door gives access to the basement.

#### **Basement Room**

##### 17' 8" x 4' 0" (5.38m x 1.22m)

With pvcu double glazed window, inset LED down lighters, fitted shelving, central heating radiator, fitted storage cupboard.



## First Floor Landing

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

### Bedroom One

15' 0" x 11' 0" (4.57m x 3.35m)

A double room with pvcu double glazed window looking out onto the clock tower, there is a ceiling light point, picture rail, central heating radiator and twin door storage cupboard.

### Bedroom Two

9' 7" x 6' 5" (2.92m x 1.96m)

This is situated adjacent to bedroom one and enjoys a similar aspect through a pvcu double glazed window, there is a ceiling light point, central heating radiator and twin door wardrobe over the bulk head.

### Bedroom Three

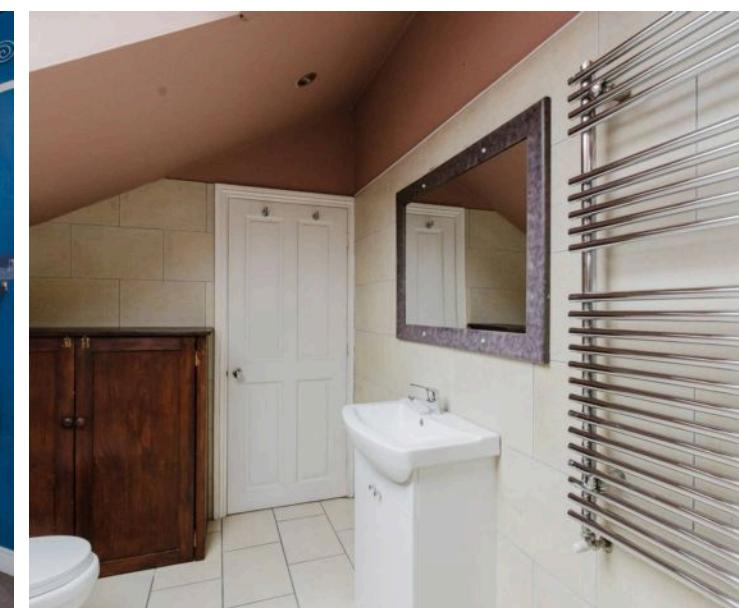
6' 8" x 7' 3" (2.03m x 2.21m)

With velux double glazed window, inset ceiling down lighter and plumbed for central heating radiator.

### Bathroom

11' 5" x 6' 7" (3.48m x 2.01m)

With inset ceiling down lighters, velux double glazed window, majority tiled walls, tiled floor, storage cupboard, chrome ladder style heated towel rail and fitted with a four piece suite comprising double ended bath with tiled side panel and chrome mixer tap, vanity unit incorporating wash basin with chrome monbloc tap, low flush WC and large shower cubicle with sliding door and shower fitting incorporating fixed shower rose, hand spray and body jets.





## Garden

To the front of the property there is a stone flagged pathway leading to the front door and adjacent to this there is an area of crushed blue slate. To the rear there is a flagged garden which is partially covered.

### ADDITIONAL DETAILS

THE PROPERTY HAS PVCU DOUBLE GLAZING.

THE PROPERTY HAS A GAS CENTRAL HEATING SYSTEM.



**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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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.

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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.

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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



## Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

[huddersfield@simonblyth.co.uk](mailto:huddersfield@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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