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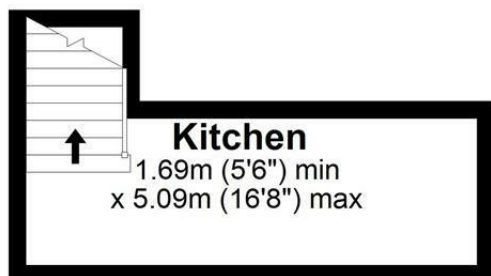
Occupation Road, Lindley Huddersfield, Yorkshire

**Offers in the region of
£120,000**

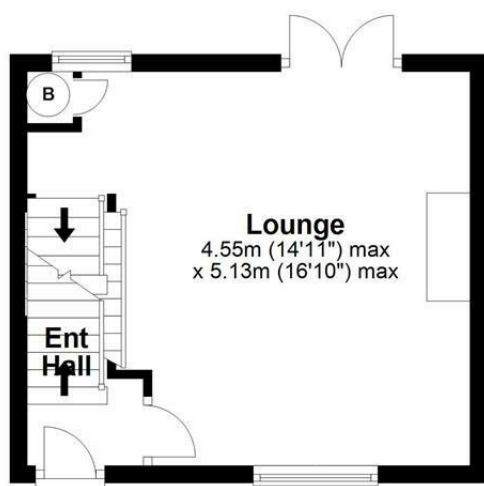
Traditionally constructed stone built through stone built terrace house set to the heart of Lindley village. Itself, one of Huddersfield's most popular suburbs renowned for its local bars and restaurants and schooling along with a local hospital. The property is only a short ride away from the M62 motorway networks, serving both Leeds and Manchester city centres and may well prove suitable to the first time buyer. Internally, the property briefly comprises of; entrance hall, lounge, basement with kitchen, and to the first floor two bedrooms along with a house bathroom. The property is fully uPVC double glazed and enjoys a gas central heating system. there is permit parking to the front of the property, and to the rear there is a small garden area.



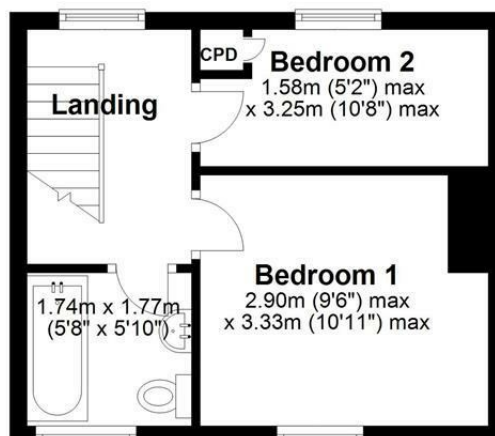
Basement



Ground Floor



First Floor



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Details



Entrance Hall

A uPVC door with double glazed insert above, opens to the entrance hall, where there is oak flooring, along with mouldings to ceiling, ceiling light point, radiator and a staircase rises to the first floor.

Living Room



The oak flooring continues into the living room which enjoys lots of natural light from the front elevation via a uPVC double glazed window and the rear via a set of French uPVC double glazed doors opening out onto the rear garden. There is a central ceiling light point along with a TV aerial point, dado rail, two radiators and the focal point of the room is this exposed chimney breast with a heavy stone painted stone mantle over.

Basement kitchen



From the living room, the staircase leads down to the basement which is home to the kitchen. The kitchen has a range of modern base cupboards, drawers, granite style roll edge work tops, tile splashbacks and matching wall cupboards over. There are exposed beams to ceiling, along with several inset downlights, tiled effect laminate flooring and a radiator. The kitchen also enjoys plumbing for an automatic washing machine and automatic dishwasher. It has an integrated split level hob and over along with a inset one and a half bowl sink unit and mixer tap. There is a radiator and additional light comes from the front elevation via a uPVC double glazed window.

First Floor Landing

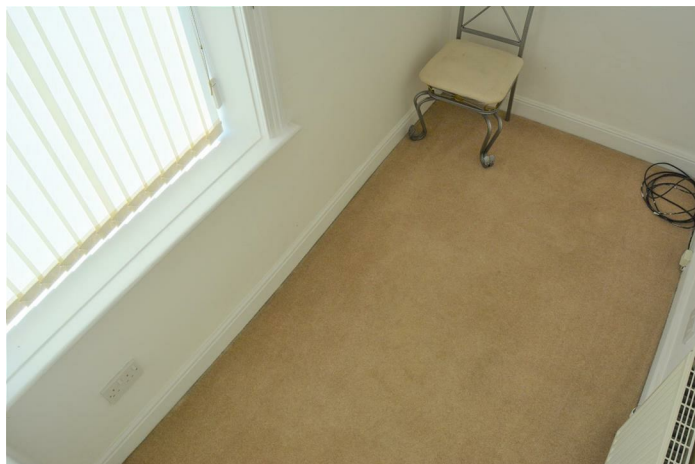
From the entrance hall, the staircase rises to the first floor landing where there is a uPVC double glazed window to the rear along with a central ceiling light point, access to loft space and a radiator.

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Details



Bedroom Two



This bedroom is set to the rear of the property and has a built in wardrobe with various hanging rails and an additional storage cupboard above. There is a uPVC double glazed window looking to the rear, central ceiling light point and a radiator.

Bedroom One



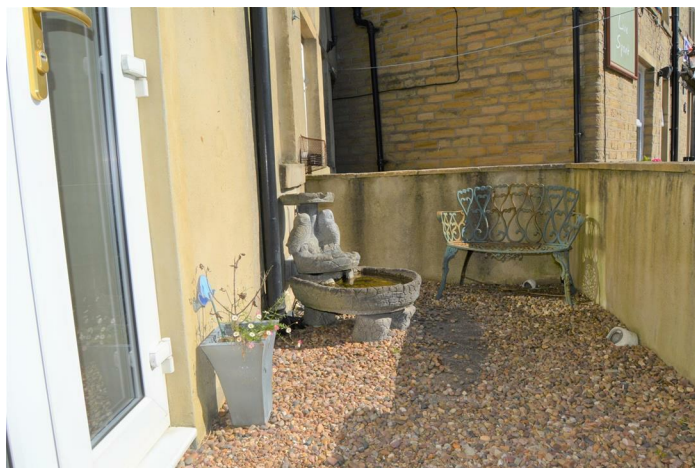
This double bedroom is set to the front of the property, and has two uPVC double glazed windows looking out across the bowling green and beyond. There is a central ceiling light point, along with TV aerial point and a radiator.

House Bathroom



Having a white suite, comprising of; low flush WC, pedestal hand basin with twin taps over and panelled bath with matching twin taps and overlying Myra mains fed shower. The walls are predominantly tiled with a contrasting tiled effect floor with a ceiling light point, wall mounted ladder style heated towel rail and a uPVC double glazed window to the front elevation provides additional light.

External Details



To the front of the property, there is permit parking whilst to the rear there is a walled enclosed pebbled low maintenance garden area.

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Directions



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2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**