

martin-thornton.com
01484 508000



King Street, Lindley Huddersfield,

£900 Per month

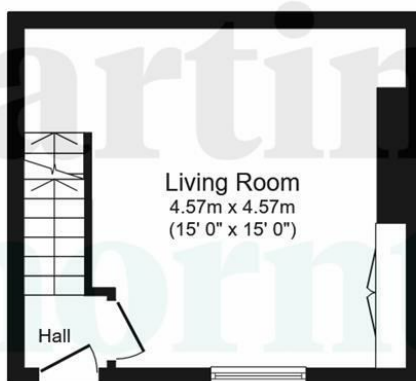
This two-bedroom back-to-back house is located in this most convenient and popular area with ease of access to amenities in Lindley Village. The accommodation comprises a dining kitchen on the lower ground floor, with a built-in oven and hob. On the ground floor, there is a good-sized living room and, on the first floor, two double bedrooms and house bathroom. There is double-glazing and a gas-fired central heating system. The property is well positioned for public transport, amenities and the hospital.

King Street, Lindley Huddersfield,

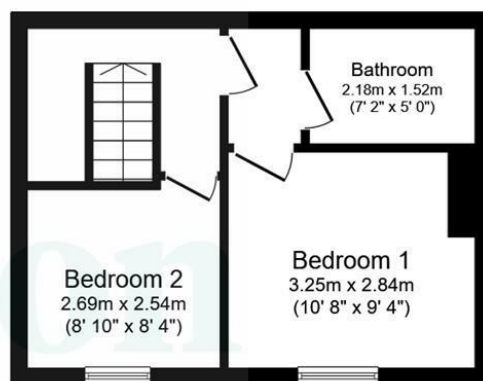
Floorplan



Lower Ground Floor



Ground Floor



First Floor

Total floor area: 71.3 sq.m. (767 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

King Street, Lindley Huddersfield,

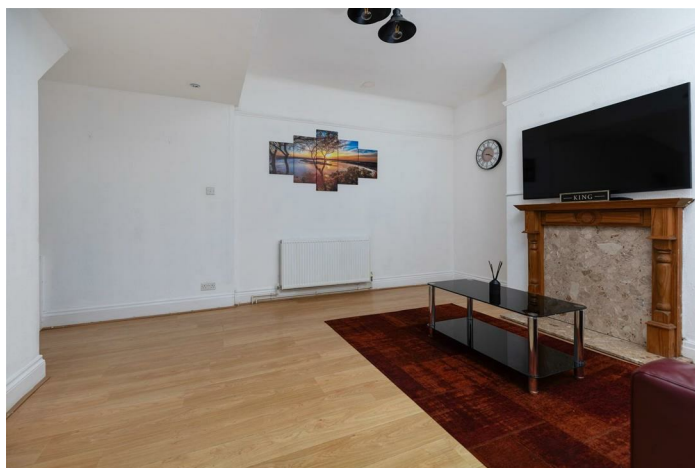
Details



Entrance Lobby

An external uPVC entrance door with opaque glazed panels and a matching overhead light gives access to the entrance lobby. A staircase with a decorative archway rises to the first floor accommodation. There is a radiator and an internal door leading into the living room.

Living Room



This good-sized reception room has plenty of space for furniture. It has floor-to-ceiling built-in storage cupboards and drawers. The broad chimney breast incorporates a decorative fire surround has provision for a wall-mounted TV. There is oak effect laminate flooring and a radiator. Steps lead to the lower ground floor.

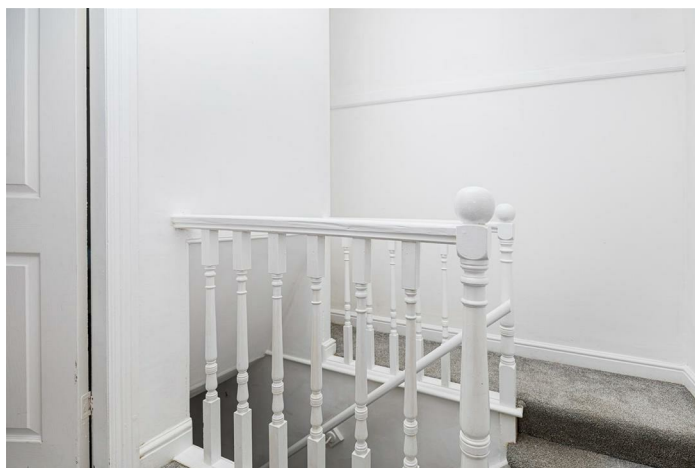
Lower Ground Floor Dining Kitchen



This L-shaped room has plenty of space for a dining/bistro

table. It has units to high and low levels, worktops, tiled surrounds and a stainless steel sink with a single drainer. Integrated appliances include an electric fan oven, a four-ring gas hob and a filter hood. There is space and plumbing for an automatic washer and concealed is the boiler for the central heating system. The room has ceiling downlighting, a uPVC window to the front elevation, wall lights and a radiator.

First Floor Landing



From the entrance lobby, a balustrade spindle staircase rises to the first floor accommodation, which extends over the archway, meaning that it is slightly larger on the first floor. The landing area gives access to the following rooms:

Bedroom One



This double bedroom is positioned at the front of the

King Street, Lindley Huddersfield,

Details



property and has a decorative cast iron fireplace, a uPVC window and a radiator.

Bedroom Two



This double bedroom is positioned at the front of the property and has a uPVC window and a radiator.

Bathroom



The bathroom has a white three-piece suite comprising a bath with a glazed splash screen, a wall-mounted hand held attachment and a waterfall style shower fitting; a wash hand basin with a shelved storage cupboard beneath and a low-level WC. There is tiling to the walls, an extractor fan and an upright chrome ladder style radiator.

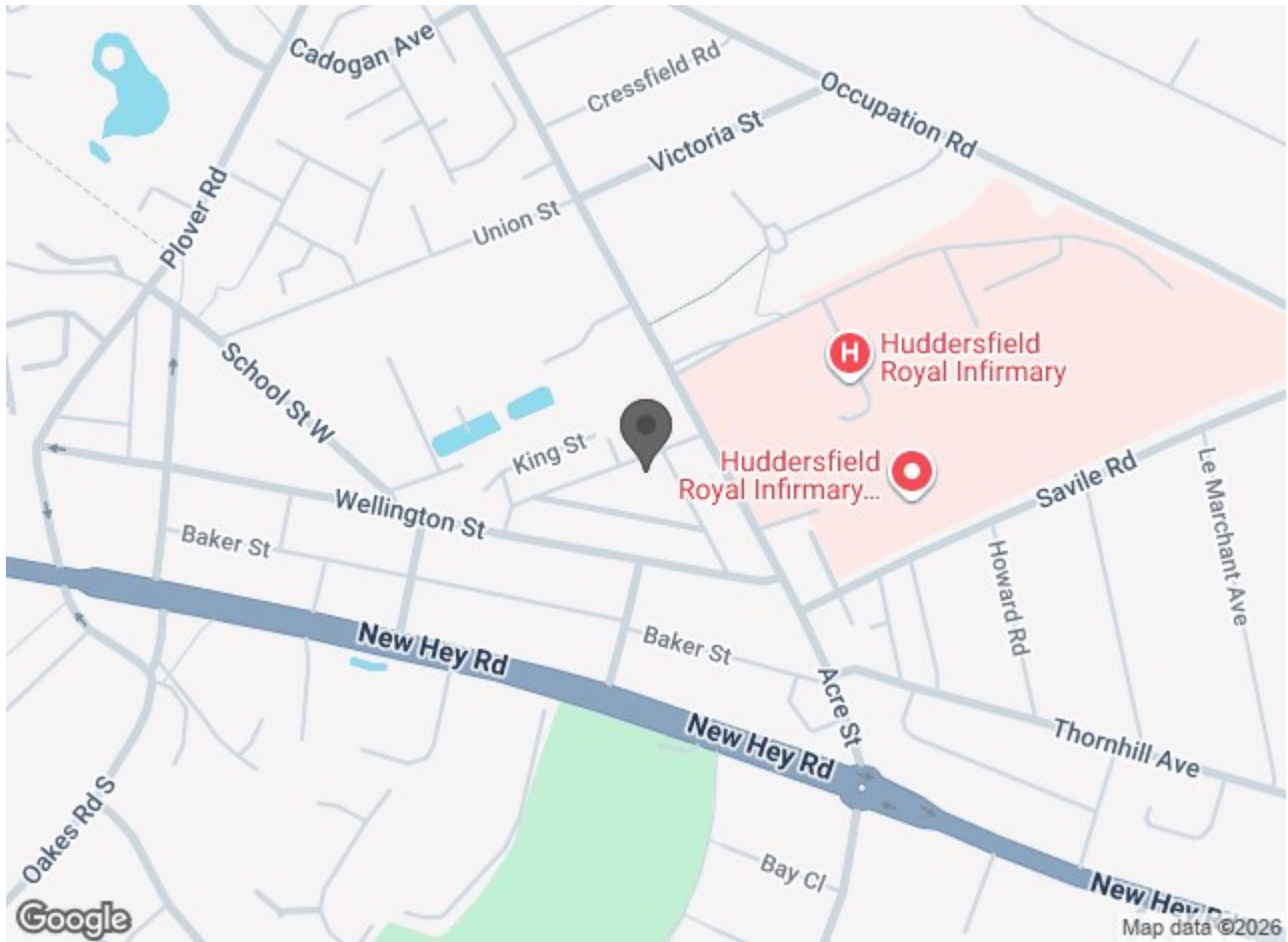
External Details



In front of the property, there is a low-level perimeter wall and the garden area is perfect for tubs, pots and planters, etc. There is resident permit parking on King Street.

King Street, Lindley Huddersfield,

Directions



**King Street, Lindley
Huddersfield,**

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.