



Applegate
Properties



- Extended end terrace
- Two Beds (formerly three)
- Large gardens and garage
- Superbly presented

Heights, Gillroyd Lane, Linthwaite, Huddersfield, HD7 5SS
Offers in the region of: £235,000

A superbly presented and extended two bed (formerly three) end terrace with large gardens and garage in popular village location.



PROPERTY DESCRIPTION

Occupying an enviable elevated position on the hills above Linthwaite with partial rooftop views towards the Colne valley is this superbly presented end terrace. Being thoughtfully extended to the rear this stunning property currently affords bright and spacious two bedroom accommodation but was previously a three bedroom and may offer potential to reconfigure back to three beds if required (subject to relevant consents). Being well presented throughout to a neutral and contemporary theme and having extremely generous gardens, this delightful property may well suite the needs of a variety of buyers including the young family. Being well placed for local schooling as well as popular nearby Slaithwaite and stunning local countryside.

Having gas central heating and double glazing the accommodation comprises: Entrance lobby with stylish tiled flooring, Sitting Room with opening to Dining area having useful store and being open plan to bright and spacious fitted Kitchen with skylights and double doors onto garden.

To the First Floor are two bedrooms, the main being of a particularly good size and previously being two bedrooms (potential to split back into two subject to relevant consents) and Bathroom furnished with three piece white suite and over bath shower.

Externally, the property has a neat gravelled frontage with shared driveway leading to a detached garage to the rear. The property has a pleasant patio seating area with access directly from the kitchen and beyond this a particularly long garden which is mainly laid to lawn with well stocked borders, trees and wooded aspect to the rear.

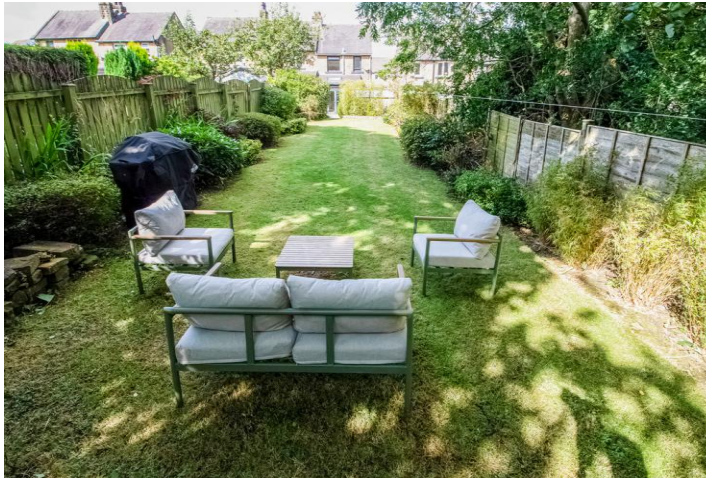
AGENTS NOTE: we are advised the neighbour has pedestrian access immediately to the rear of the property. Further details on request.

EPC: E
Tenure: Freehold
Council Tax: B

MATERIAL INFORMATION: We understand that this property is connected to mains water and drainage, mains electricity and gas.

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfrith branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.





Approx Gross Internal Area
75 sq m / 804 sq ft



Ground Floor
Approx 43 sq m / 458 sq ft

First Floor
Approx 32 sq m / 347 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Copyright: Drawing by Applegate Properties

Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

Copyright

Unauthorised reproduction prohibited

Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED

78 Huddersfield Road, Holmfirth, HD9 3AZ

www.applegateproperties.co.uk

01484 682999

info@applegateproperties.co.uk