



# Snow Gate™

Estate  
agency  
done  
properly



## 441 Manchester Road

Linthwaite, Huddersfield, HD7 5RD

A traditional and well presented two bedroom grade II listed period weavers cottage with lovely rear garden ideal for relaxing/entertaining. The property is in excellent condition throughout and is full of character including mullion windows, exposed stone work and fireplaces. Briefly comprises entrance lobby, farmhouse style dining kitchen, first floor lounge and bathroom, two bedrooms and separate WC. Enclosed low maintenance rear garden.

NO VENDOR CHAIN.

O.I.R.O £150,000

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- TWO BEDROOM CHARACTER FILLED PERIOD COTTAGE
- FARMHOUSE STYLE DINING KITCHEN AND FIRST FLOOR LOUNGE
- IMMACULATE THROUGHOUT WITH PRIVATE GARDEN TO THE REAR
- MULLION WINDOWS, TIMBER FLOOR, EXPOSED STONEWALLS AND FIREPLACES
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- NO VENDOR CHAIN

## Entrance

## Garden

## Dining Kitchen

19'2" x 8'8" (5.84m x 2.64m)

## First Floor Lounge

13'11" x 11'9" (4.24m x 3.58m)

## Hallway

## Bathroom

5'11" x 5'1" (1.80m x 1.55m)

## Second Floor Landing

## WC

5'5" x 2'10" (1.65m x 0.86m)

## Bedroom 2

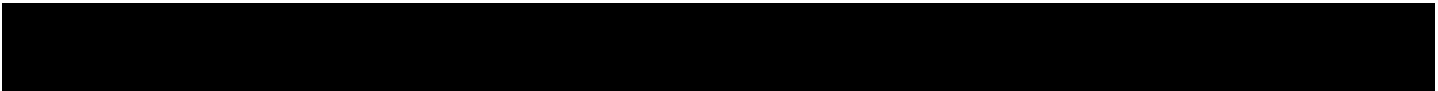
9'3" x 5'8" (2.82m x 1.73m)

## Bedroom 1

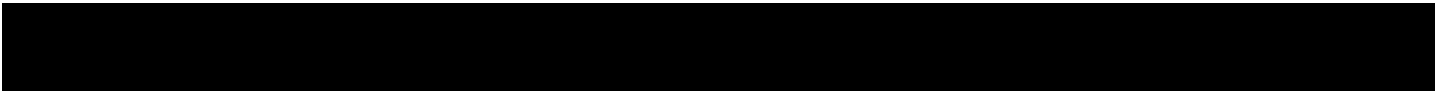
10'3" x 7'11" (3.12m x 2.41m)



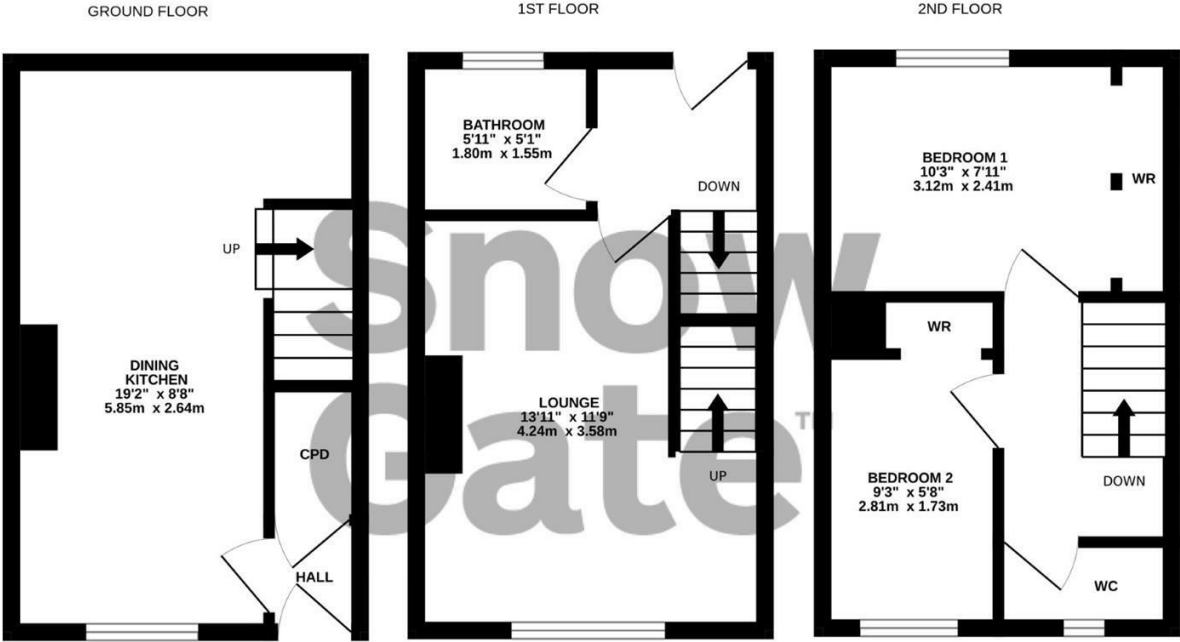
## Directions







Floor Plan



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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