



Causeway Side | Linthwaite | Huddersfield | HD7 5NL

Asking price £170,000



SHERIDAN
BAILEY
PROPERTY

Causeway Side | Linthwaite

Huddersfield | HD7 5NL

Asking price £170,000

Freshly decorated with new carpets, this 3 bed mid terrace in Linthwaite is a great opportunity and is offered for sale with vacant possession, so no upward chain.

Spacious throughout, this property comprises - entrance hall with staircase to first floor landing. On the ground floor is a light and spacious living room and a good sized kitchen / dining room. Access to Cellar from Kitchen. On the first floor there are two double bedrooms, a single bedroom / home office and house bathroom. Externally the front garden is laid to lawn, whilst to the rear there are 2 patio areas, one decked and one flagged.

This property offers a great opportunity especially to first time buyers and is ready to move into.

- Spacious 3 bed mid terrace
- Freshly decorated & newly carpeted
- Good sized Kitchen/Dining
- Ideal for First Time Buyers
- Vacant Possession - No upward chain

Entrance Hall

Front door opens up into good sized hallway with staircase off to first floor landing

Living Room

13'5 x 11'8 (4.09m x 3.56m)

Spacious and light Living Room with large window to front elevation. Feature fireplace with inset gas fire, wooden surround and black marble hearth. Stripped wooden floorboards. Built in recess shelving. Ceiling rose and corning. A lovely family room and ample space for sofas and furniture





Kitchen / Dining

18'0 x 10'5 (5.49m x 3.18m)

Spacious Kitchen/Dining space to the rear of the property. Another large window with views to the garden allows an abundance of natural light into the room. Stable style door to rear garden. Kitchen comprises range of wall and base units with work tops over with tiled splashbacks. Space for oven and washing machine. Good amount of storage space. Stainless steel sink and drainer with mixer tap over. In the Dining space is a feature original stone hearth and stone plinth over with modern recess space for fireplace. Built in shelving. Plenty of space for dining table and chairs if desired.

Cellar

17'9 x 10'5 (5.41m x 3.18m)

Door from Kitchen leads down to Cellar.

Staircase to first floor landing

Master Bedroom

13'2 x 12'11 (4.01m x 3.94m)

Large double bedroom to front of the property. Good sized window to front elevation. Newly carpeted

Bedroom 2

12'3 x 9'2 (3.73m x 2.79m)

Good sized bedroom with window to rear elevation. Not immediately overlooked. Newly carpeted.

Bedroom 3 / Home Office

5'10 x 7'3 (1.78m x 2.21m)

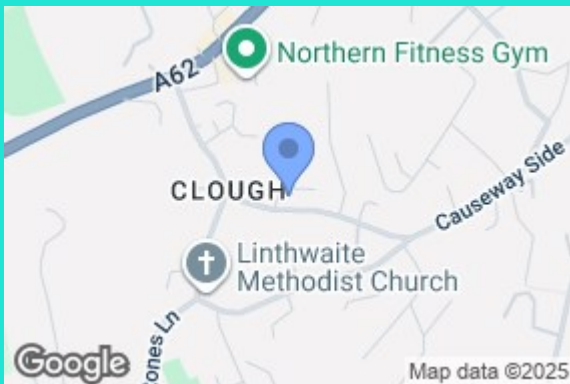
Singled Bedroom with window to front elevation. Ideal for Home Office space if third bedroom not required.

Bathroom

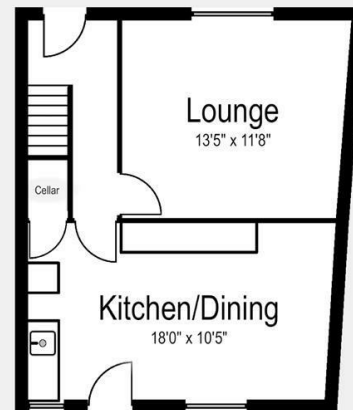
House Bathroom comprising white 3 piece suite - panelled bath with shower over, low level WC, wash handbasin and chrome heated towel rail. Frosted window to rear elevation.

External Areas

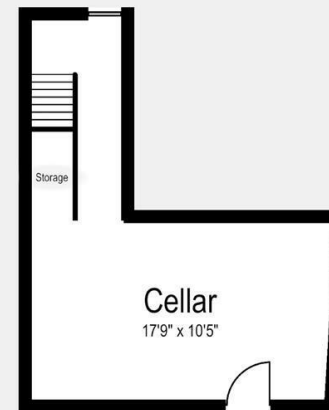
The front of the property is approached via a wrought iron garden gate and pathway to front door with two steps up. The garden is laid to lawn with low level wall to front. To the rear of the property accessed via the stable door in the Kitchen is a decked patio area, perfect for BBQ and garden furniture with decked steps down to a further flagged patio area. Garden gate to rear of the patio. There is a parking space to the rear of the property.



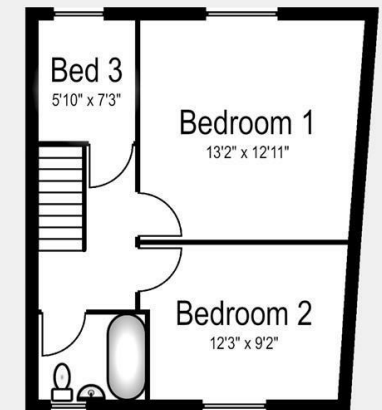
Front Ground



Lower Ground



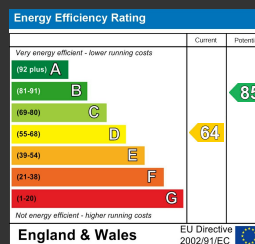
1st Floor



Bathroom
6'5" x 5'2"

HD7 5NL
Internal - 1044ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.



HALIFAX
West Yorkshire

01422 525285
hello@sheridanbaileyproperty.co.uk
sheridanbaileyproperty.co.uk