



Linfit Lane, Kirkburton Huddersfield HD8 0TZ

welcome to

Linfit Lane, Kirkburton Huddersfield

OCCUPYING A SIMPLY DELIGHTFUL SEMI RURAL POSITION IS THIS CHARACTER COTTAGE AFFORDING SPACIOUS TWO BEDROOM ACCOMMODATION WITH ATTRACTIVE GARDENS.



Kirkburton is a village, civil parish and local government ward in the metropolitan county of West Yorkshire, located in the Metropolitan Borough of Kirklees.

Summary

Accommodation

Kitchen

9' 3" x 8' 3" (2.82m x 2.51m)

Living Room

16' 2" x 14' 9" (4.93m x 4.50m)

Conservatory

7' 1" x 7' (2.16m x 2.13m)

First Floor

Bedroom One

11' 4" x 11' (3.45m x 3.35m)

Bedroom Two

11' max x 6' (3.35m max x 1.83m)

Bathroom

External



view this property online williamhbrown.co.uk/Property/HMF107842



welcome to

Linfit Lane, Kirkburton Huddersfield

- Mid Terraced Cottage
- Two Bedroom Accommodation
- Beautiful Semi Rural Location
- Delightful Gardens
- Ideal For Professional Couple or Air BNB

Tenure: Freehold EPC Rating: E

£300,000

directions to this property:

Leave Holmfirth via Victoria Street and bear left on to Station Road to the New Mill crossroads. Here bear left on to the A635 in the direction of Barnsley. Turn left on to Cross Lane. Turn left on to the A629. At the traffic lights turn right on to Far Dene in the direction of Highburton and then bear left on to Towngate. Bear left on to Moor Lane. Turn left on to Linfit Lane where the property is situated on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HMF107842](https://www.williamhbrown.co.uk/Property/HMF107842)



Property Ref:
HMF107842 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)