



Stones Lane, Linthwaite, Huddersfield HD7 5PD

welcome to

Stones Lane, Linthwaite Huddersfield

This CHARMING home is brought to market with ample space throughout and great size rear gardens. The property has plenty of scope to add value and makes a fantastic investment opportunity with no vendor chain.



Ground Floor

Entrance

Front door leading to a good sized hallway with further door to reception room and bathroom. Stairs to lower ground floor and first floor.

Lounge

13' 2" x 11' 2" plus recess (4.01m x 3.40m plus recess)
Spacious carpeted reception room warmed by a gas fire plus central heating radiator. Double glazed window overlooks the front.

Bathroom

Bathroom suite comprising bath with tiled splashback, low flush WC and wash hand basin. There are built-in storage cupboard. Having vinyl flooring and a double glazed window to the rear.

Lower Ground Floor

Reception Room

18' 9" x 9' 11" (5.71m x 3.02m)
Superb sized lower ground reception room with carpeted flooring and warmed by a gas fire with tiled back and hearth plus a central heating radiator. There is integrated storage cupboards and picture rails. Double glazed window overlooks the rear with door also leading out to the rear.

First Floor

Bedroom One

11' 1" x 11' 9" max (3.38m x 3.58m max)
Good sized double bedroom with carpeted flooring and warmed by a central heating radiator. Window overlooks the front.

Bedroom Two

7' 1" x 11' 7" (2.16m x 3.53m)
Good sized bedroom with carpeted flooring and warmed by a central heating radiator. Window overlooks the rear.

Bedroom Three

6' 2" x 8' (1.88m x 2.44m)
Good sized room with carpeted flooring and warmed by a central heating radiator. Linen closet and window overlooks the front.

External

To the front is a yard area enclosed by hedging. To the rear is a superb sized privately enclosed lawned garden, garage and space for shrubbery.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Stones Lane, Linthwaite Huddersfield

- Deceptively Spacious Situated In A Highly Sought After Location
- Ripe For Modernisation - Perfect Investment Opportunity
- Good Sized Rear Gardens
- No Onward Chain

Tenure: Freehold EPC Rating: E

offers in the region of

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF115546 - 0004

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