



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.



view this property online williamhbrown.co.uk/Property/HDF115546



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

view this property online williamhbrown.co.uk/Property/HDF115546



Property Ref:
HDF115546 - 0006

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 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk