



Manchester Road, Linthwaite, Huddersfield HD7 5NE



welcome to

Manchester Road, Linthwaite Huddersfield

Must view property! With fully powered summer house/ outdoor office & bespoke built hot tub area with views. Modern kitchen/diner with Yorkshire stone fireplace. Spacious separate lounge and two great sized bedrooms as well as renovated bathroom. Dreamy property with expansive gardens to rear.



Entrance Porch

Front door leading to porch with laminate flooring, coat storage and stained glass front door.

Lounge

11' 8" x 14' 9" (3.56m x 4.50m)

Spacious reception room with wood effect Karndean flooring. Double glazed window overlooks the front.

Dining Room

11' 11" x 11' 9" (3.63m x 3.58m)

Spacious dining room with wood effect Karndean laminate flooring, warmed by a central heating radiator. Brick fireplace with log burning effect fire. Double glazed window overlooks the rear.

Kitchen

14' 10" x 6' 7" (4.52m x 2.01m)

Superbly spacious kitchen are fitted with a range of white gloss fronted base and wall units with wood work surfaces. Space for Aga style cooker and fridge freezer plus integrated dishwasher and washing machine. Feature tiled effect flooring, Velux window, double glazed window to the rear plus window and door to the side. Door to cellar.

First Floor Landing

Carpeted stairs leading to first floor warmed by a central heating radiator. Space for office area.

Bedroom One

10' 7" x 14' 9" (3.23m x 4.50m)

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Two double glazed windows overlook the front.

Bedroom Two

9' 2" x 13' 2" (2.79m x 4.01m)

Second spacious double bedroom with fitted wardrobe, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Shower Room

8' 8" x 6' 2" (2.64m x 1.88m)

Good sized shower room comprising shower cubicle, low flush WC and wash hand basin with vanity drawers below. With featured tiled flooring and tiled walls, heated towel warmer/radiator and a double glazed window to the side.

External

Landscaped garden offering seating section at the bottom with bespoke made seated bays and firepit. Leading up to a brand new home office/summer house measuring 9'04" x 7'06" with full insulation and power, offering expansive views. Ideal for those working from home or needing a chill out area in the garden. Above this is a bespoke built hot tub area measuring 6'03" x 9'02" with take down panel to enjoy the views while lounging, with an additional allotment section above.



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welcome to

Manchester Road, Linthwaite Huddersfield

- Outdoor Summer House/Office With Full Electric And Insulation
- Bespoke Built Hot Tub Area With Views
- Fully Renovated Open Plan Kitchen and Dining Area With Feature Tile Flooring
- Exposed Beams and Yorkshire Stone Features
- Ideal For Young Couples and Commuters
- Walking Distance Into Slaithwaite With Train Station And Bars And Restaurants

Tenure: Freehold EPC Rating: D

guide price

£230,000 - £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116829 - 0004

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