



**Manchester Road, Linthwaite, Huddersfield HD7 5QQ**



**welcome to**

**Manchester Road, Linthwaite, Huddersfield**

Offered in move-in condition, this beautifully presented home in highly sought-after Linthwaite is ideal for those looking to relocate to a peaceful spot overlooking the valley. With original features, rear garden space and an additional loft-room, this home is an ideal first purchase.



## Lower Ground Floor

### Kitchen

17' 3" x 11' ( 5.26m x 3.35m )

Fantastically spacious kitchen which is modern and bright, fitted with a range of modern base units with laminate worktops and lino flooring. Fitted with an integrated electric oven and gas hob. With space for stand alone fridge/freezer, under counter washing machine, tumble dryer and dishwasher. Warmed by a central heating radiator, with a double glazed window to the front and access to the conservatory.

### Conservatory

Tile flooring with double glazed windows surrounding.

## Ground Floor

### Lounge

18' 4" max x 14' 11" into recess ( 5.59m max x 4.55m into recess )

Spacious and modern lounge with laminate flooring. Warmed by a central heating radiator with lots of natural light coming from two double glazed windows to the front and rear.

## First Floor

### Bedroom One

11' 4" into recess x 8' 3" ( 3.45m into recess x 2.51m )

Spacious double bedroom with original flooring. with a double glazed window to the front. Plus a stair room with laminate flooring, warmed by a central heating radiator.

### Bedroom Two

6' 6" x 8' 6" ( 1.98m x 2.59m )

Good sized second bedroom with laminate flooring. Warmed by a central heating radiator, and with a double glazed window to the front.

### Bathroom

Good sized bathroom with laminate flooring. Fitted with a low flush WC and wash hand basin, shower over bath and a double glazed window to the rear.

## Second Floor

### Attic Room

Spacious attic which spans the full footprint of the house. Access from a ladder, fitted with laminate flooring with velux windows to the rear.

### External

Shared access rear garden with a raised patio and fantastic views across the countryside. Enclosed by a timber fence and hedges, with an outside tap and a shed. Plus a turf area.



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## **Manchester Road, Linthwaite, Huddersfield**

- Highly sought-after Colne Valley
- Beautiful countryside views over the valley
- On a main bus route
- Fabulous original features
- Fabulous walks nearby along the canal
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- Close to schools and amenities
- Additional attic room

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1.37

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1911. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116159 - 0003

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