

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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- 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

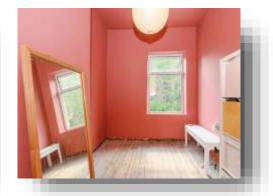
Ground Rent: 1.00

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

offers over

£150,000









postcode not the actual property

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Property Ref: HDF116159 - 0003 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 quidance 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.



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