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## Causeway Side, Linthwaite Huddersfield, Yorkshire

**Offers over £190,000**

A spacious three double bed roomed mid-terraced property with two separate reception rooms and a utility. The house is in a block of four properties and just around the corner from the local school in this popular and well-regarded village. The accommodation comprises a kitchen with a range style cooker, large utility room, separate dining room and good sized living room with feature fire surround. On the first floor is a landing area with a large wardrobe, three double bedrooms and a bathroom. The property has gas fired central heating and uPVC double glazed windows. There is parking to the rear and southerly aspect. An internal inspection is advised to appreciate the accommodation on offer.

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## Floorplan



All measurements are approximate and for display purposes only

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## Details



### Entrance

An external uPVC door with a decorative opaque glazed panel gives access to the kitchen.

### Kitchen

The kitchen has an array of wall cupboards, base units and working surfaces with tiled surrounds. There is a one-and-a-half bowl stainless steel sink with a mixer tap and housing for a freestanding American style fridge freezer. The range style cooker incorporates a five-ring gas hob with a hotplate and ovens beneath, a stainless steel splash-back and a filter hood. There is a uPVC window, ceiling downlighting, a radiator and tiled flooring that continues into the utility.



### Utility

This room has wall cupboards, base units and worktops to match the kitchen. There is space for additional freestanding appliances, such as a fridge or freezer, and plumbing for an automatic washer. Concealed is the boiler for the central heating system. There is a continuation of the tiled flooring and ceiling downlighting. The room has a stable style timber and glazed door to the rear and a radiator. A further door leads to the living room and access can be gained to the cellar.

### Dining Room

This spacious reception room is positioned at the front of the property and accessed via the kitchen. It can easily accommodate a good sized dining table and has oak flooring, a uPVC window and a radiator. A door leads to the inner lobby.



### Inner Lobby

A staircase rises to the first floor accommodation.

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### Living Room

This good sized reception room has twin uPVC windows to the rear elevation, enjoying a southerly aspect. A limestone fireplace incorporating a pebble style living flame effect gas fire is the focal point in the room. There is coving to the ceiling, a picture rail, oak flooring and a radiator.



### First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing. There is spindle balustrading, a walk-in wardrobe with hanging rails and shelving, a large louvre door storage cupboard and a radiator.



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### Bedroom One

This large double bedroom is positioned at the front of the property. It has a recessed/walk-in wardrobe with hanging rails, a uPVC window, plenty of space for further fitted or freestanding furniture and a radiator.



### Bedroom Two

This large double bedroom is positioned at the rear of the property. It has plenty of space for fitted or freestanding furniture, a cast iron decorative fireplace, a uPVC window and a radiator.



### Bedroom Three

This good sized third bedroom has accommodated a double bed in the past. There is oak style laminate flooring, a uPVC window and a radiator.



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### Bathroom

The bathroom has a four-piece suite comprising a double ended, panelled bath, a pedestal wash hand basin, a low-level WC and a shower cubicle with a wall-mounted shower fitting. There is tiling to the walls, oak style laminate flooring, an obscure rear uPVC window and a radiator.



### External Details

At the front of the property is a low-level perimeter wall and central pathway. The front garden is designed for ease of maintenance and perfect for tubs, pots and planters. At the rear is a paved seating area, parking beyond the vehicular access lane and a garden area beyond the timber fence.



### Tenure

The vendor informs us the property is leasehold and we await further details

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Directions

