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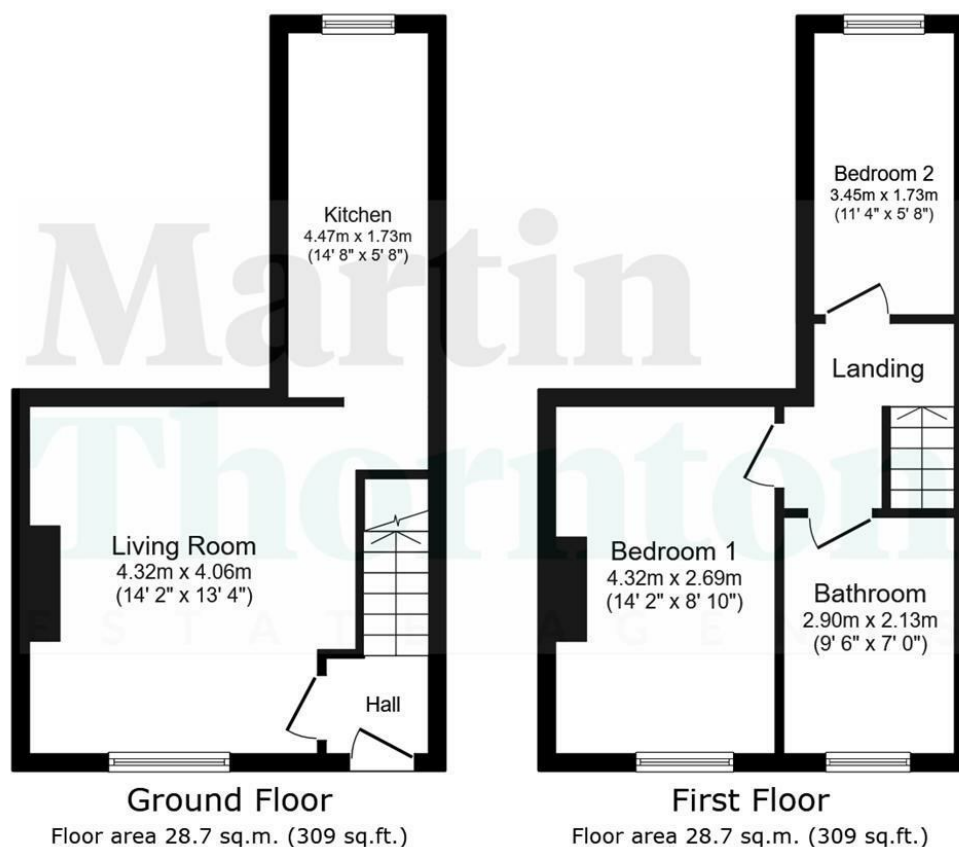
Manchester Road, Linthwaite Huddersfield,

**Offers in the region of
£120,000**

This good-sized two-bedroom terraced over-dwelling occupies a convenient and highly accessible location in this popular area. It offers ideal first time buyer accommodation or a potential buy-to-let opportunity. The accommodation comprises an entrance lobby, good-sized living room, separate contemporary kitchen and useful cellar. On the first floor is a large landing area, two bedrooms and a spacious bathroom. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there is an enclosed front garden with superb views across the valley towards Scapegoat Hill.

**Manchester Road, Linthwaite
Huddersfield,**

Floorplan



Total floor area: 57.4 sq.m. (617 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Manchester Road, Linthwaite Huddersfield,

Details



Entrance Lobby

An external uPVC door with an opaque overlight bearing the house number gives access to the entrance lobby. This is ideal for storing shoes and coats and has a radiator. A staircase rises to the first floor accommodation and an internal door leads into the living room.

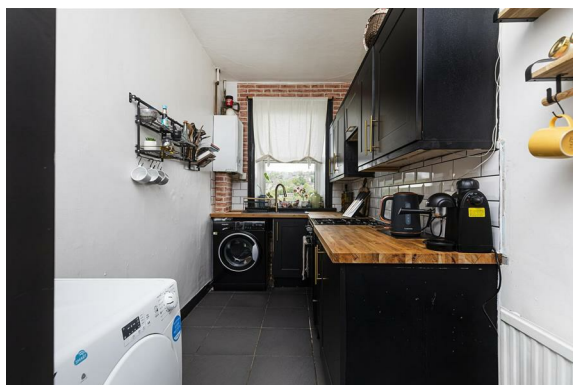
Living Room

This good-sized reception room is positioned at the front of the property and has a high ceiling and plenty of space for furniture. It has dark oak laminate flooring, along with provision for a flat screen TV to the chimney breast, a large uPVC window overlooking the garden and a radiator.



Kitchen

The kitchen has wall cupboards and base units with wood block style working surfaces and brick-effect tiled splashbacks. It has space for a freestanding gas cooker with a filter hood above and a sink unit with mixer tap. There is plumbing for an automatic washer, space for a fridge freezer and space for a further appliance (for example, a condensing dryer). This room houses the Baxi boiler for the central heating system. The rear window enjoys a pleasant long distance view across the valley towards Scapegoat Hill. There is floor tiling and a radiator.



Cellar

The cellar provides handy additional storage and is accessed from an inner lobby between the living room and kitchen.

First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing. This is a good size, with a spindle balustrade and newel post, and gives access to the bedrooms and bathroom.

Manchester Road, Linthwaite Huddersfield,

Details



Bedroom One

This large double bedroom is positioned at the front of the property and has plenty of space for furniture, a uPVC window and a radiator.



Bedroom Two

This good-sized second bedroom is positioned at the rear of the property and enjoys a pleasant aspect across the valley via a uPVC window. There is also a radiator.



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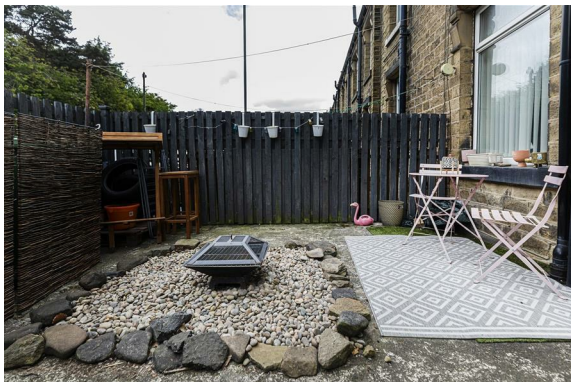
Bathroom

The good-sized bathroom is positioned at the front of the property. The three-piece suite comprises a bath with shower screen, overhead waterfall style shower fitting and hand-held shower attachment, a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, an opaque uPVC window, a built-in storage cupboard and a radiator.



External Details

At the front of the property is an enclosed garden with walling and fencing, designed for ease of maintenance and perfect for outdoor eating and entertaining. There is a central gravel area perfect for a barbecue/fire pit.



Tenure

The vendor informs us that the property is freehold.

Manchester Road, Linthwaite Huddersfield,

Directions

