



536 Manchester Road, Linthwaite, Huddersfield, HD7 5RD

£140,000

This semi-detached property in a peaceful location offers three double bedrooms, a well-appointed kitchen with dining space, and a luxurious bathroom, making it an ideal choice for families and couples seeking comfort and convenience near local amenities and green spaces.

Viewings are highly recommended.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850

Property Introduction

Presenting a stellar opportunity to acquire a semi-detached property in a peaceful location, blessed with local amenities, public transport links and green spaces. This immaculate home, currently listed for sale, is ideally suited for families and couples seeking a serene and comfortable lifestyle.

The property encompasses a well-proportioned layout and comprises of a total of three double bedrooms, a reception room, a bathroom and a kitchen. Each room has been meticulously maintained and designed to offer a pleasant living experience.

The master bedroom is a notable feature of the property, offering ample space for a double bed and additional furniture. The second bedroom benefits from built-in wardrobes, providing a practical solution for storage. The third bedroom is also spacious and perfect for a double setup.

Further enhancing the accommodation is the bathroom, equipped with a luxurious free-standing bath, perfect for unwinding after a long day. The kitchen is another highlight, ample in size and integrating a dining space, setting the scene for hosting family meals or social gatherings.

The property is economical to run with an EPC rating of 'C' and is in council tax band 'A'.

In its entirety, this home offers a well-balanced blend of comfort, practicality, and location. Its well-preserved condition and convenient setting make it a fantastic option for those looking for a residence that encapsulates the quintessence of homey comfort.

Entrance Porch



With a front facing entrance door and UPVC windows.

Kitchen 8'8" x 12'3" (2.66 x 3.75)



Set beneath the front facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and access door to the cellar.

Lounge 15'0" x 12'2" (4.58 x 3.73)



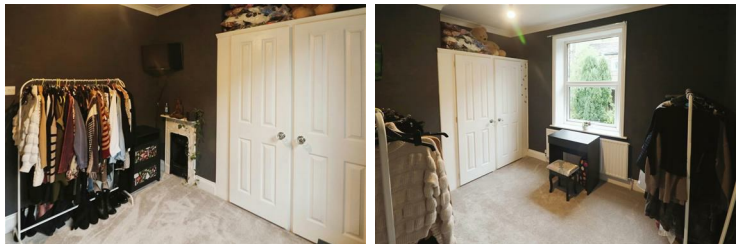
With front and side facing UPVC windows allowing natural light, two central heating radiators and the focal point of the room being the fireplace with gas fire inset.

Bedroom One 10'4" x 21'1" (3.16 x 6.45)



With two front facing Velux windows, two central heating radiators and built in storage. The room is tastefully decorated and benefits from exposed beams to the ceiling.

Bedroom Two 9'6" x 10'2" (2.90 x 3.12)



With a front facing UPVC window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Three 9'1" x 9'4" (2.78 x 2.87)



With a front UPVC window and central heating radiator.

Bathroom 5'1" x 8'9" (1.57 x 2.68)



With a four piece suite comprising of a walk in shower, freestanding roll top bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External



To the rear of the property is a shared laid to lawn garden with far reaching views.

Material Information

Council Tax Band: A

Tenure: Leasehold

Property Type: Back to back semi

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and

mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: On street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

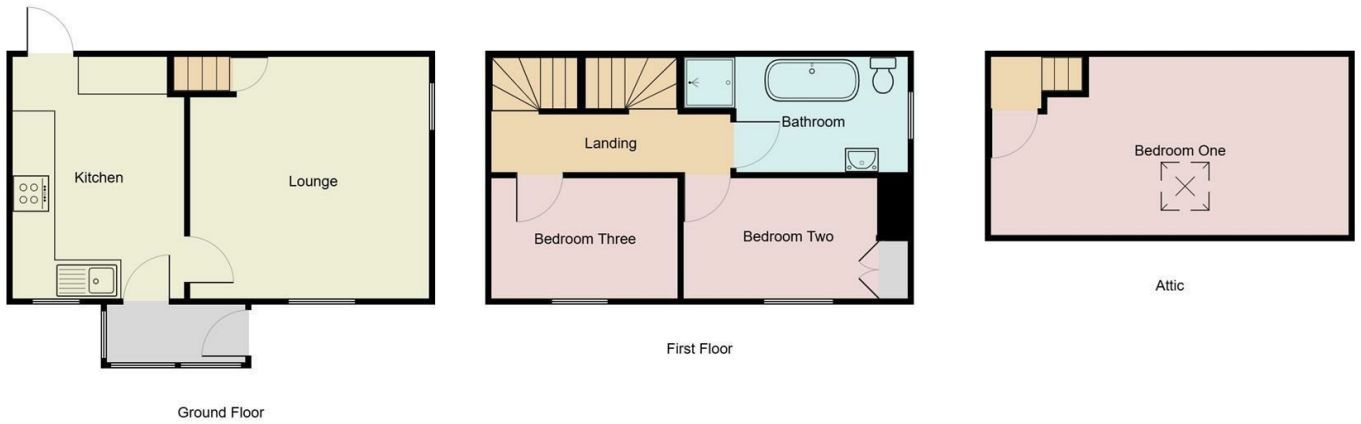
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a convincing solicitor.

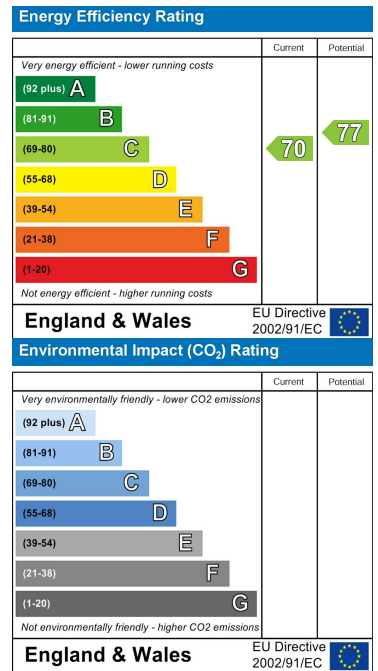
Floor Plan



Area Map



Energy Efficiency Graph



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