

# BOULTONS

Terrain Map



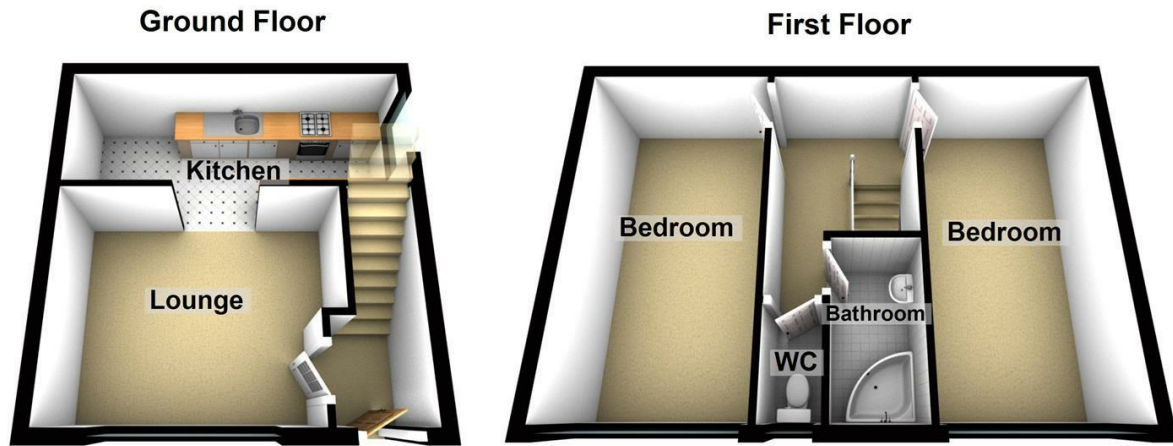
Hybrid Map



Terrain Map



Floor Plan



For illustration purposes only, not to scale.  
Plan produced using PlanUp.

**651 Manchester Road, Huddersfield**



## Manchester Road

Linthwaite, Huddersfield, HD7 5QS

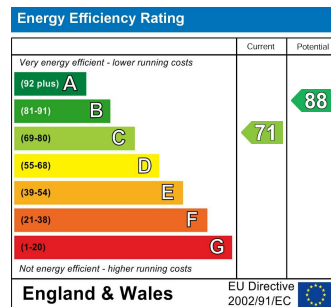
Offers Around £94,995



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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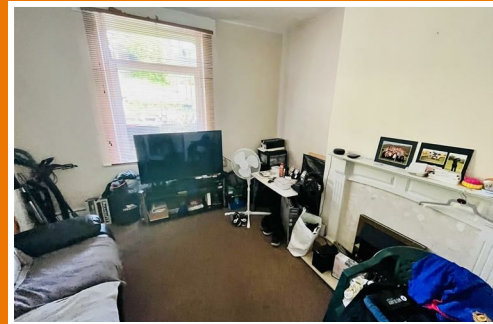
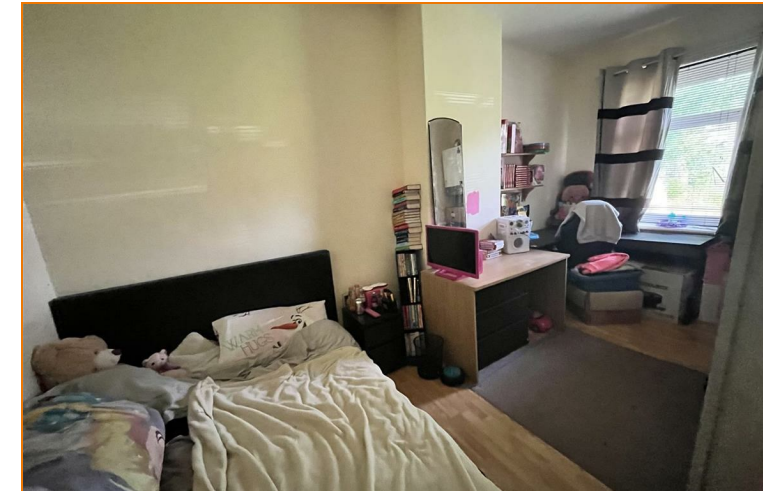
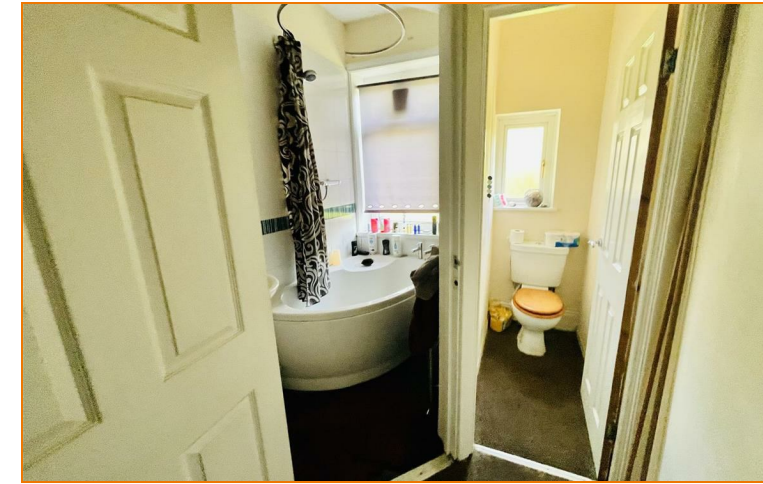




# Manchester Road

Linthwaite, Huddersfield, HD7 5QS

## Offers Around £94,995



ENJOYING AN ATTRACTIVE COURTYARD STYLE SETTING is this charming rear facing terrace property, extending over the passage at first floor level and located in the popular village of Linthwaite with all its amenities nearby. Deceptively spacious living arrangements are complimented by a lawned garden area. The property has the benefit of a gas fired central heating system and has sealed unit double glazing. Briefly comprises; Living room, Dining kitchen, Two double bedrooms, Bathroom and separate W.C. Sold subject to an AST as a going concern with a longstanding tenant who has been in occupancy for a number of years and who has expressed a wish to stay on having been in residence since 2015 and paying £450 PCM. Vacant possession would require the correct notice period to be observed.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE LOBBY

3'10" x 5'3"

Accessed via a uPVC double glazed front door, there is cloaks hanging, a staircase rising to the first floor and a central heating radiator.

##### LOUNGE

10'2" x 12'9" maximum into the alcove

With a uPVC double glazed window to the front elevation overlooking the elevated gardens and hanging areas. A fireplace provides an attractive focal point with a a marble effect back and plinth incorporating an electric fire and encompassed by ornate surround. Semi open plan in design to the kitchen. Central heating radiator.

##### KITCHEN DINER

5'8" x 15'8"

Large enough to include the dining area. Fitted with wall and base units in a white colour scheme, post-formed working surfaces with incorporate a one and a half bowl inset sink with mixer tap over, part tiled splashback by the preparation areas, and incorporated is a four ring gas hob with oven beneath. There is plumbing for a washing machine, provision for a fridge freezer, uPVC double glazed window with privacy glass inset adjacent to the passage. Access to the cellar under the staircase. (Not inspected at the appraisal).

#### FIRST FLOOR

##### BEDROOM 1

8'4" ave or 9'6" max x 14'0" to the robe

With decorative feature period fireplace, uPVC double glazed window, central heating radiator with fitted triple sliding door fronted robes.

##### BEDROOM 2, extending over the passage

8'5" maximum into the alcove x 15'11"

With a uPVC double glazed window, central heating radiator, wall mounted Worcester combination boiler and laminate floor covering.

##### BATHROOM

4'3" x 8'6"

Part tiled, fitted with a corner bath with shower over, pedestal hand wash basin with mixer tap over and a uPVC double glazed window with privacy glass inset.

##### SEPARATE WC

Fitted with a low flush wc and uPVC double glazed window with privacy glass inset.

##### LANDING

With loft hatch allowing access to the roof void (not inspected at the appraisal), spindles and balustrade on display.

##### OUTSIDE

A large area of lawn extends in front of the property and appears to be communal in nature. The exact details of any hanging rights and its use will be further confirmed during the conveyancing process.

##### TENURE

We understand that the property is a leasehold arrangement.

##### COUNCIL TAX

Band A.

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Boultons E.A are required to qualify the status of any prospective purchaser, including the financial position of that purchaser and their ability to exchange contracts. For us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD SUBJECT TO CONTRACT' each prospective purchaser will be required to demonstrate that they are financially capable to proceed with the purchase of the property.