

# BOULTONS

Terrain Map



Hybrid Map



Terrain Map



Floor Plan



## Lane Top

Linthwaite, Huddersfield, HD7 5SG

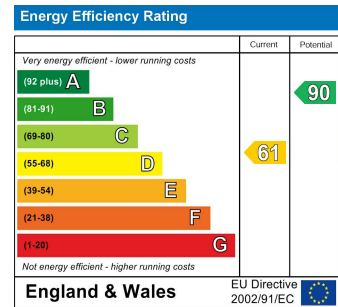
£150,000



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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# Lane Top

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£150,000

## BATHROOM

6'10" x 5'6" (plus shower)

With a four piece suite comprising panel bath, low flush wc, pedestal hand wash basin and shower cubicle. There are timber framed, double glazed windows with mullion detail, tiled floor covering and complementary part tiled splashbacks,

## OUTSIDE

To the front of the property is an enclosed, cottage style garden with water feature. There is a larger, landscaped garden to the rear with an elevated seating area and lower level, predominantly lawned and enclosed garden.

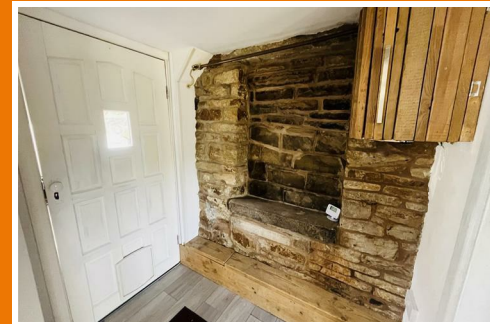
## CELLAR

A useful and generously proportioned, vaulted keeping cellar provides good garden storage.

## TENURE

We understand that the property is a freehold arrangement.

COUNCIL TAX. BAND B.



\*\*\* NO ONWARD CHAIN \*\*\* FAR REACHING VIEWS \*\*\*  
PERIOD FEATURES \*\*\*

A charming 2 bedroom, end terrace cottage located in a picturesque hamlet style setting. This delightful property boasts character and charm, offering a cosy retreat for its future owners. Upon entering, you are greeted by a wealth of period features along with stunning views across the valley. The garden adds to the appeal, providing a lovely outdoor space to enjoy the semi-rural location. This home offers the best of both worlds - an attractive setting away not far from rolling countryside, yet close to a number of well-regarded village centers. Commuters can access road and rail connections that bring regional financial centers within easy reach. There is a gas fired central heating system and sealed unit double glazing to be found at the property. Briefly comprising: Entrance lobby, lounge, fitted kitchen, 2 bedrooms, bathroom, cellar and gardens to the front and rear.

Don't miss the opportunity to make this charming house your new home filled with characterful period features and picturesque surroundings.

## ACCOMMODATION

### ENTRANCE HALL

5'2" x 5'2"

With exposed stone detail on display forming part of an old window opening. Featuring attractive natural timbers on display in the form of an internal door leading to the lounge and the bespoke cupboard door concealing the utilities. The front door which is also traditionally styled and been semi open plan in design adjacent to the kitchen with a Nordic grey style laminate floor covering.

### KITCHEN

12'9" x 5'2"

Fitted with a range of contemporary black high gloss wall and base units with complementary working surfaces incorporating a one and a half composite inset sink unit with mixer tap over. There is a breakfast bar style display unit with distressed oak worktop, an integrated dishwasher, plumbing for a washing machine and Range style cooker which is included within the sale, subject to an acceptable offer. Timber framed, double glazed windows are positioned to the front elevation and there is provision for a fridge/freezer.

### LOUNGE

18'0" max x 10'9" max

Enjoying attractive, far reaching views through the mullion style timber framed, double glazed windows positioned to the rear elevation. There is a continuation of the laminate floor covering, a central heating radiator and a feature staircase rising to the first floor with storage beneath.

### FIRST FLOOR

### LANDING

With a useful linen cupboard which houses the combination boiler. A timber framed, double glazed window is positioned to the rear elevation and there is a loft hatch giving access to the roof void (not inspected at the time of the appraisal).

### BEDROOM 1

10'9" x 9'6"

With a timber framed, double glazed window with the aforementioned views, central heating radiator.

### BEDROOM 2

8'2" x 4'7" plus entrance 4'7" x 5'10"

Timber framed, double glazed window with far reaching views, central heating radiator.

