

Terrain Map



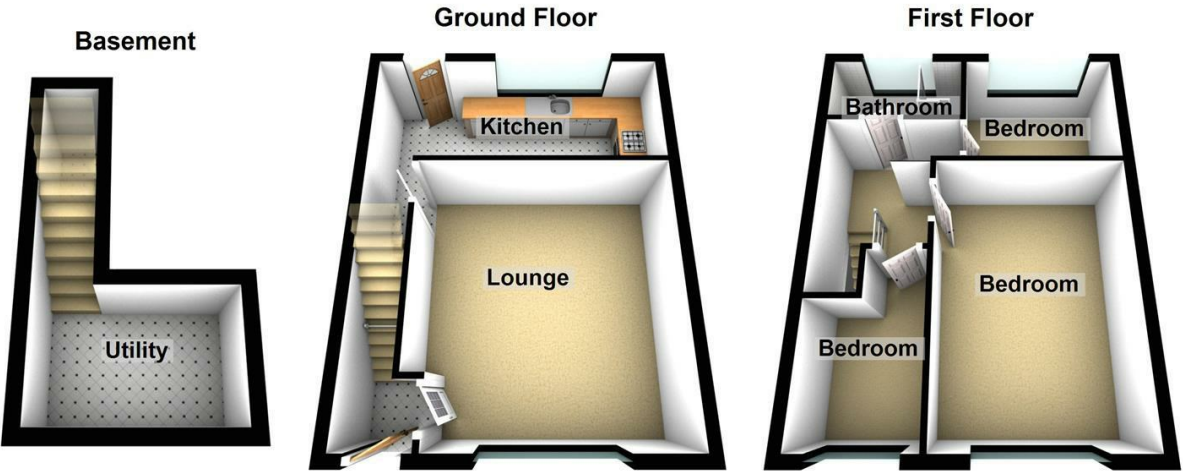
Hybrid Map



Terrain Map



Floor Plan



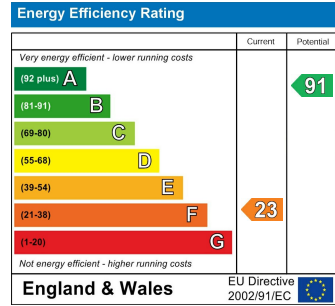
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Plan produced using PlanUp.

985 Manchester Road, Huddersfield

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



BOULTONS



Manchester Road

Linthwaite, Huddersfield, HD7 5LS

£160,000



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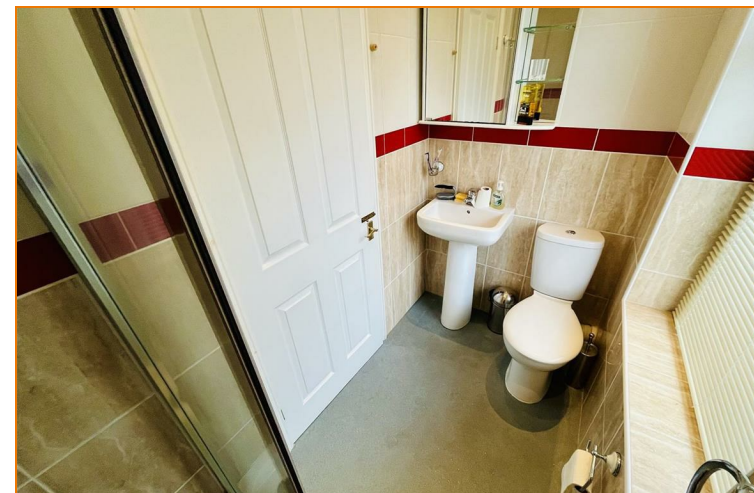
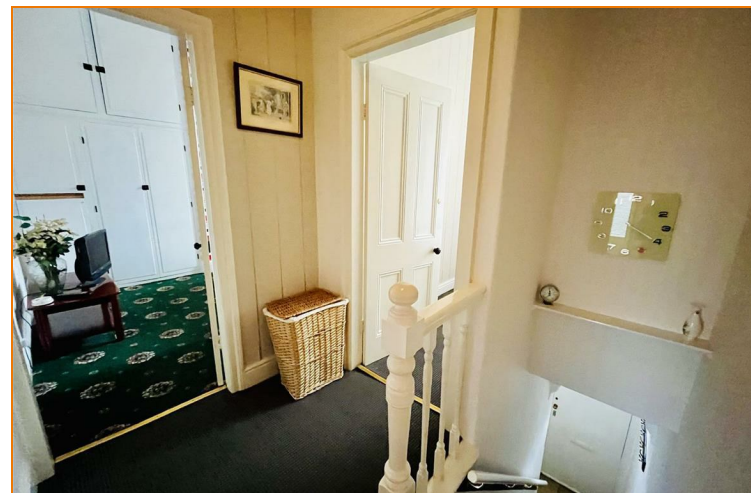
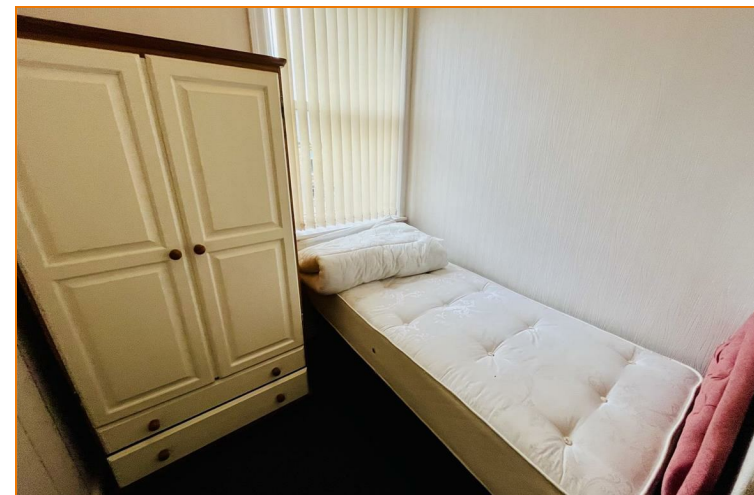
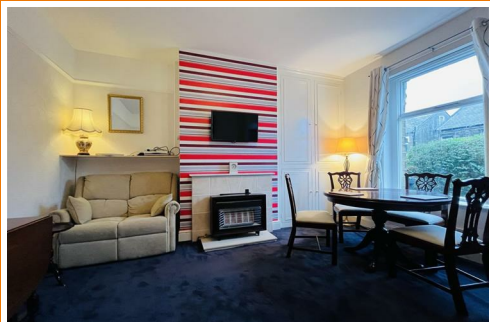
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Manchester Road

Linthwaite, Huddersfield, HD7 5LS

£160,000



OFFERED WITH NO ONWARD CHAIN & CONVENIENTLY LOCATED on the outskirts of THE POPULAR VILLAGE of Linthwaite is this attractive three-bedroom mid-terrace house. Presenting an excellent opportunity for both families and first time buyers alike. The property boasts a well-maintained interior that retains many characterful features, adding to its unique charm and appeal.

Upon entering, you will find a spacious and comfortable reception room, complimented by a fitted breakfast kitchen plus a useful keeping cellar and there are three generously sized bedrooms providing ample space for family living. The shower room is modern and well appointed arrangement.

This home is situated in a popular location, making it an attractive choice for those seeking a vibrant village amenities and commuters have access to trans Pennine Rail links in Slaithwaite bringing wider financial centers within reach. The property has been well cared for, yet it also offers massive potential for further enhancement, allowing you to put your personal stamp on it.

With its blend of character, space, and potential this property is well worthy of your consideration. Do not miss the chance to make this charming house your new home.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

3'7" x 3'7"

Accessed via a solid traditional timber front door, with cloaks hanging and a staircase rising to the first floor.

LOUNGE

14'9" x 14'1" max

With an attractive period feature fireplace with a gas fire inset and within a tiled surround. There are useful alcove storage cupboards and a traditional single glazed window positioned to the front elevation.

BREAKFAST KITCHEN

17'0" a 5'10"

Fitted with a range of wall and base units with complementary working surfaces which incorporate a one and a half bowl stainless steel inset sink unit. There is provision for a gas cooker along with under counter space for white goods and plumbing for a washing machine. There are part tiled walls, complementary tiled floor and positioned to the rear elevation is a rear door and a timber framed single glazed window overlooking the rear garden. Under the staircase, a set of steps descends to the keeping cellar.

KEEPING CELLAR

8'2" x 4'11" plus former coal store

With tiling, working surface, power and light.

FIRST FLOOR

BEDROOM 1

14'11" x 10'3" max

With a traditional, timber framed box sash style window to the front elevation and useful alcove cupboard storage.

BEDROOM 2

7'3" x 6'5"

Also with a traditional timber framed window to the rear elevation overlooking the rear garden.

BEDROOM 3

9'8" max x 6'11" max

With a traditional timber framed window to the front elevation.

SHOWER ROOM

8'6" x 3'11"

Fitted with a three piece suite comprising double sized shower cubicle, low flush wc and pedestal hand wash basin. There are complementary tiled walls, fitted medicine cupboard and a timber framed single glazed window to the rear elevation with privacy glass inset.

OUTSIDE

To the front of the house is an elevated buffer garden providing a good degree of privacy from the roadside with an established hedge. There is an enclosed, currently overgrown garden to the rear which is in the process of improvement works to return this area to a more low maintenance garden.

TENURE

We understand the property is a long leasehold arrangement. Further information will be provided during the conveyancing process.

COUNCIL TAX BAND A

USEFUL ADDITIONAL INFORMATION

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>