



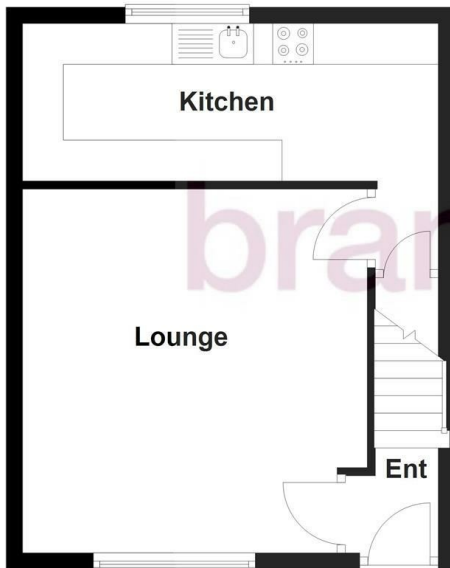
870 & 872B Manchester Road, Linthwaite, Huddersfield, HD7 5QS
£149,950

bramleys

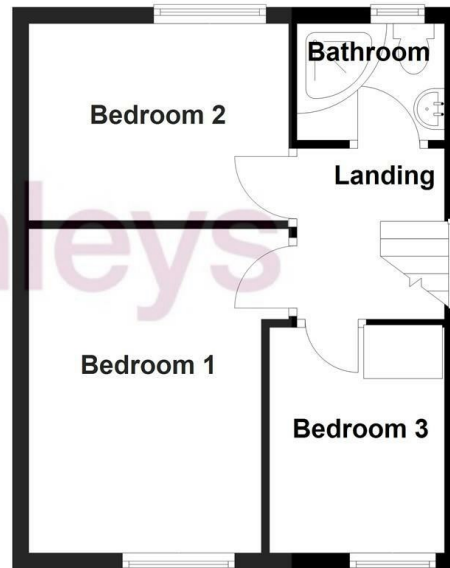
****ATTENTION LANDLORDS****

This 3 bedroom terraced over dwelling (no. 870) has accommodation over two floors and is offered for sale with vacant possession. Included within the sale is a self contained 1 bedroom studio under dwelling to the lower ground floor (no. 872b) which has a TENANT IN SITU (currently achieving £350 pcm). Both properties have gas fired central heating, uPVC double glazing, there is a garden to the front and gravelled driveway providing off road parking to the rear. Well placed for local transport links and bus routes as well as the neighbouring village of Slaithwaite offering rail links to both Manchester and Leeds.

Ground Floor



First Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

Lower Ground Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

870 MANCHESTER ROAD - OVERDWELLING

GROUND FLOOR:

Entrance Vestibule

A uPVC entrance door gives access to the entrance vestibule which has a staircase rising to the first floor and access door into the lounge.

Lounge

14'7" x 13'11" (4.45m x 4.24m)

A spacious lounge with fireplace surround and electric fire, a central heating radiator and uPVC double glazed window to the front elevation.

Kitchen

16'9" x 6'4" (5.11m x 1.93m)

The kitchen has a range of wall and base units with working

surfaces over and tiled splash back, there is a stainless steel sink unit, gas hob, integrated oven, space and plumbing for a washing machine, twin glass display cabinet and wall mounted central heating boiler. There is also a uPVC double glazed window to the rear elevation.

Landing

FIRST FLOOR:

Bedroom 1

13'10" x 10'0" (4.22m x 3.05m)

Having a central heating radiator and a uPVC double glazed window.

Bedroom 2

10'5" x 7'1" (3.18m x 2.16m)

Having a central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom 3

6'7" x 9'1" max (7'0" to bulkhead) (2.01m x 2.77m max (2.13m to bulkhead))

A single room which also has a central heating radiator and a uPVC double glazed window to the front elevation.

Bathroom

The bathroom has tiling to the walls and floor, corner bath, wc, pedestal wash hand basin and a uPVC double glazed window.

OUTSIDE:

To the front is an enclosed private yard area with perimeter fencing and gate providing additional security. The steps to the left hand side leads down to 872b Manchester Road.







872b MANCHESTER ROAD - SELF CONTAINED/ UNDER DWELL

Open Plan Living Kitchen

13'4 x 12'8 (4.06m x 3.86m)

There is a uPVC entrance door and window to the front elevation. There is a modern wall mounted central heating boiler and a central heating radiator. The kitchen has a range of wall and base units with working surfaces over, gas cooker point, sink unit and space for a tall fridge freezer.

Bedroom Area

8'0 x 7'11 (2.44m x 2.41m)

The bedroom is open plan to the living area, has a central heating radiator and built in storage and hanging space with side window.

Bathroom

Having panelled walls, bath, pedestal wash hand basin and wc. Also having a built on storage cupboard.

OUTSIDE:

Gravelled driveway providing off road parking.

COUNCIL TAX BAND:

870 Manchester Road - Band A

872b Manchester Road - Band A

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Manchester Road (A62), passing through the traffic lights at Longroyd Bridge and Crosland Moor. Continue along Manchester Road passing through the villages of Cowlersley and Milnsbridge, on approaching Linthwaite the property can be found on the right hand side identified by a Bramleys for sale board.

TENURE:

Freehold - both held on the same title.

MORTGAGES:

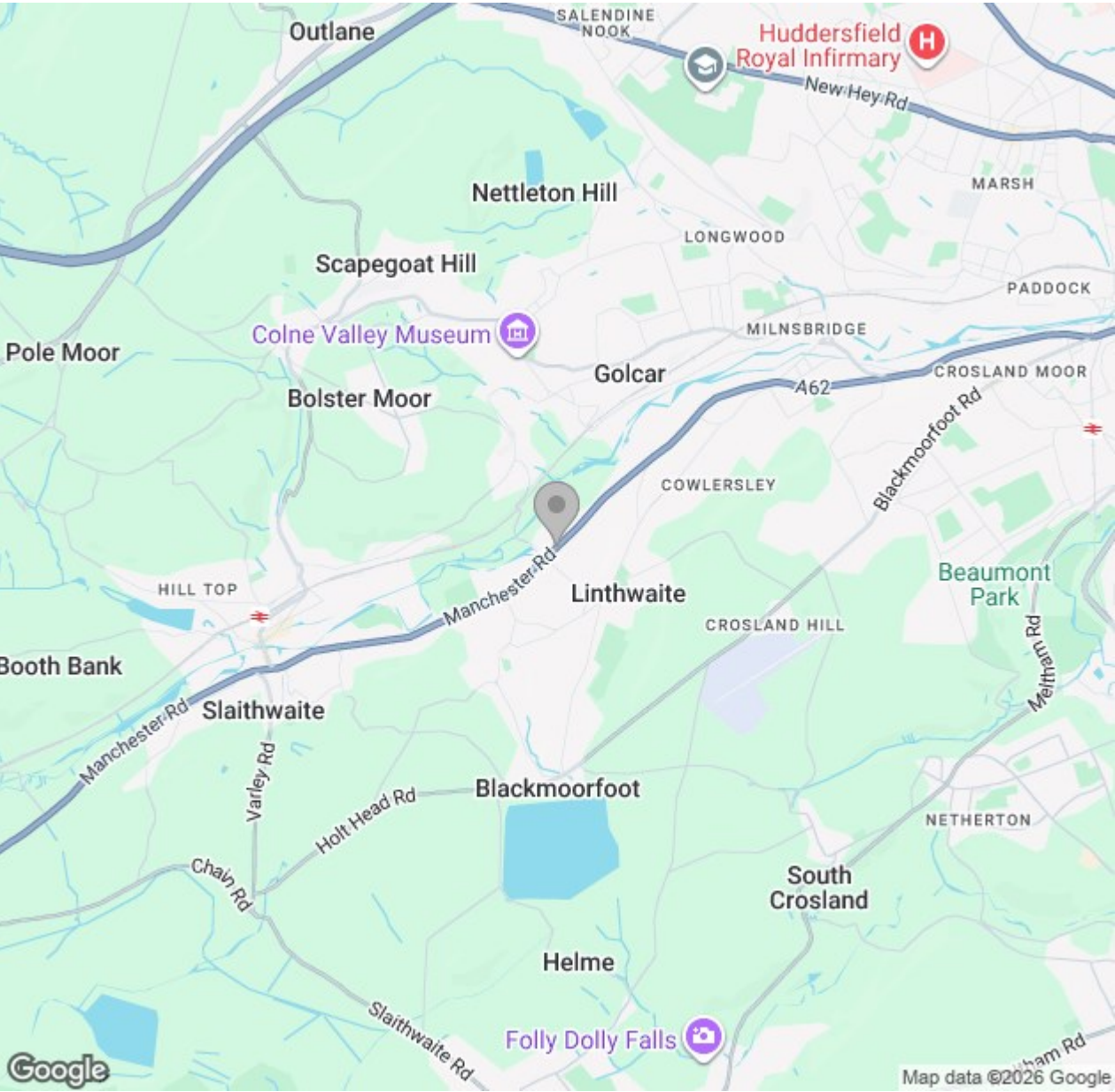
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY