FREEHOLD







House - Terraced (EPC Rating:)

1025 MANCHESTER ROAD, LINTHWAITE, HUDDERSFIELD, HD7 5LS

£100,000

Jowett
CharteredSurveyors & EstateAgents

1 Bedroom House - Terraced located in Huddersfield

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An appealing end terraced through by light overdwelling, located in an established and convenient residential area, with open view to rear overlooking the Colne Valley and beyond. The property is constructed with stone, cement rendered, pebbledash rendered walls with a concrete tiled pitched roof to the main structure. It has been extended with the single storey breakfast kitchen to the front in artificial stone with a tiled pitched roof. The property has gas fired central heating and upvc sealed unit double glazing. It has an enclosed patio/garden area to the front, and is at the end of the terraced block, ensuring privacy. The property is within 5 minutes walking distance of Slaithwaite and Linthwaite centres, convenient for local amenities including shops, schools, bus services and the Slaithwaite railway station. This property will be of interest to first time buyers and the investor market. The accommodation comprises:-

GROUND FLOOR

BREAKFAST KITCHEN

12'9" x 7'8"

Single drainer stainless steel sink unit, fitted cupboards, drawers, wall units, 4 ring Zanussi electric hob, built in stainless steel oven, stainless steel extractor hood, windows to side and front, access door to front, wall mounted HEAT LINE gas central heating boiler, access door through to

LIVING ROOM

12'3" x 18'3"

Coal effect living flame electric fire, radiator, chimney breast, understairs store, window to rear with open view, stairs to first floor, laminate flooring, wall mounted meter boxes, radiator

FIRST FLOOR

LANDING

BEDROOM 1

12'3 x 9'9"

Including chimney breast, radiator, window and extensive view to rear, trapdoor access to roof void

BATHROOM

6'9" x 8'

Spacious room with paneled bath, pedestal washbasin, low flush wc, fully tiled around bath and with fitted TRITON Riba shower fitting, wall mounted vertical heated towel rail, obscure glazed window to front

OUTSIDE

Right of way access up the steps and around the terrace block serving the four terraced overdwellings, right of access through the garden gates for the subject property. Raised garden border, stone and artificial stone walling, pathway to side, external water supply, part concrete and paved patio garden to front.

TENURE

Freehold

SERVICES

Mains sewer drainage, gas, water and electricity are laid on.

VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

COUNCIL TAX BAND

A. Information obtained from Directgov website

ENERGY BAND

DIRECTIONS

From Huddersfield proceed along the A62 Oldham/Manchester Road for approximately 5 miles via the traffic lights at the bottom of Blackmoorfoot Road, through the traffic lights at Milnsbridge/Cowlersley, and descend down into Linthwaite, carrying on through the traffic lights and pedestrian crossing at the centre of Linthwaite, and ascend the A62 then towards Slaithwaite. The property will be seen on the left hand side, almost equidistant between Linthwaite and Slaithwaite centres. Access to the property is up the steps by the side of the front underdwelling No 1023 Manchester Road, and then through the gates of 1031, 1029, 1027 to arrive at 1025 at the opposite end of the block.



SOLICITORS

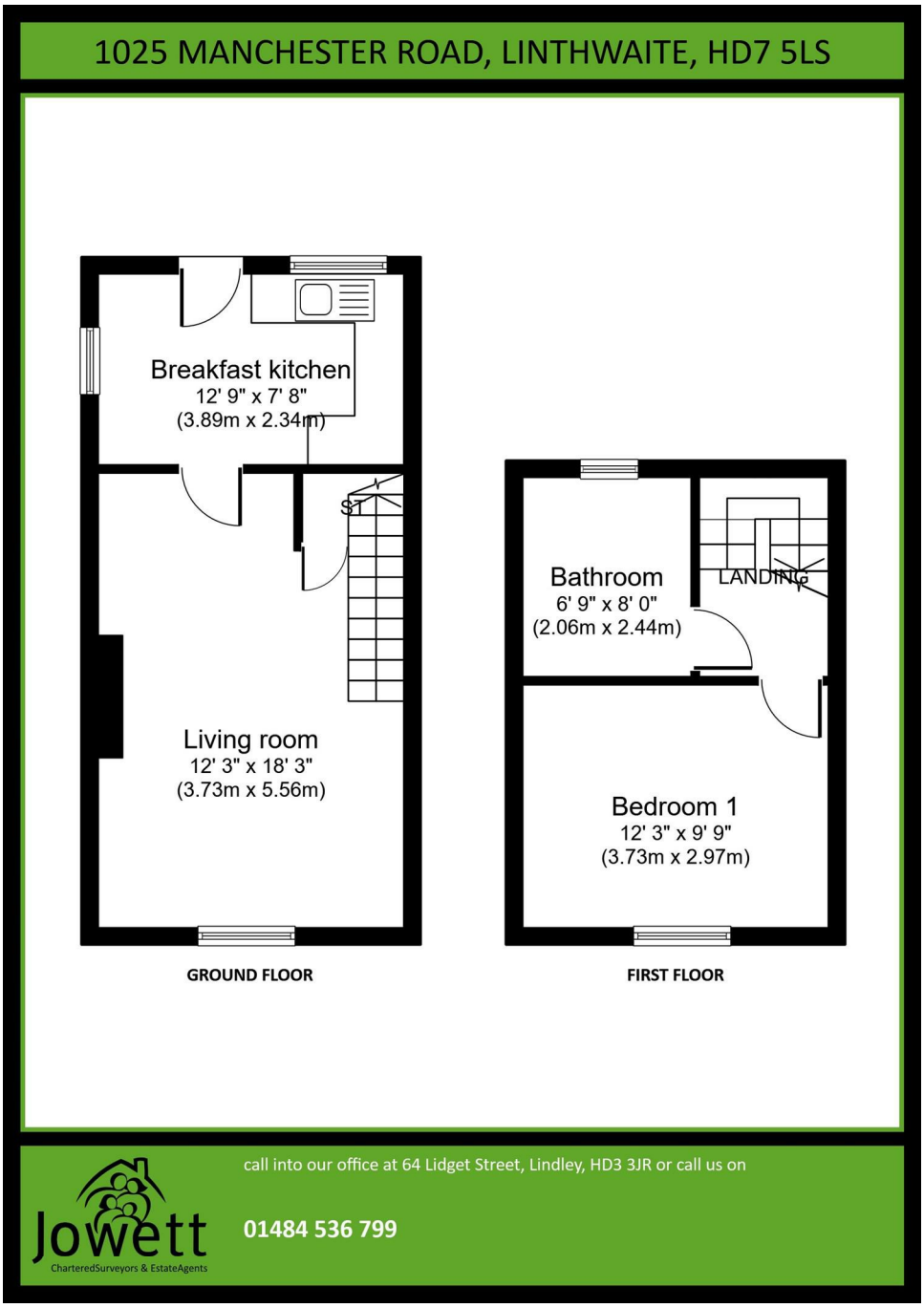
Ison Harrison, Skipton

EXTRAS

Carpets, curtains and blinds included as seen.



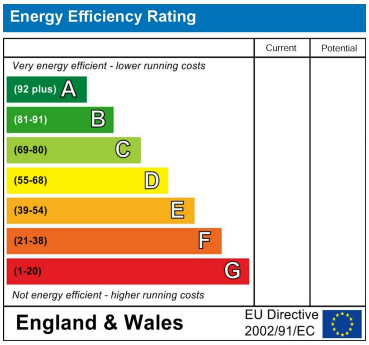




Council Tax Band

A

Energy Performance Graph



Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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