



Hazel Grove, Cowlersley Lane, Linthwaite, Huddersfield, HD7 5TQ

welcome to

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Available chain-free, this spacious home in highly sought-after Linthwaite with two reception rooms and an enclosed garden is ideal for those looking to settle down close to local schools, amenities and bus routes. With scope for cosmetic upgrades and ideal for a first purchase or investment.



Entrance

With carpeted flooring and external door to the front.

Living Room

14' 1" into recess x 11' 6" (4.29m into recess x 3.51m)

A generously sized living room with carpeted flooring, a gas fireplace and a double glazed window overlooking the front. The room is warmed by a gas central heated radiator.

Dining Room

9' 10" x 11' 6" (3.00m x 3.51m)

A separate dining room with carpeted flooring, a double glazed window overlooking the rear garden and a gas central heated radiator.

Kitchen

6' 10" x 11' 7" (2.08m x 3.53m)

With laminate flooring, the kitchen has space for all appliances including a washing machine, an electric hob and an electric oven. The kitchen has laminate worktops with a 1.5 drainer sink, and has an access point into the cellar for additional storage space.

Rear Porch

Just through the kitchen is the porch with an external door to the rear garden, tiled flooring, an electric radiator and double glazed windows.

Landing

A carpeted landing with a loft hatch.

Bedroom One

9' 10" to chimney breast x 10' 7" (3.00m to chimney breast x 3.23m)

The first bedroom has carpeted flooring, a double glazed window overlooking the rear and is warmed by a gas central heated radiator. There are built-in wardrobes for storage.

Bedroom Two

9' 5" to wardrobes x 12' 8" (2.87m to wardrobes x 3.86m)

A carpeted double bedroom with integral wardrobe space, a double glazed window overlooking the front and a gas central heated radiator.

Bedroom Three

6' 10" x 9' 2" (2.08m x 2.79m)

A carpeted single bedroom with a double glazed window overlooking the front and a gas central heated radiator.

Bathroom

The house bathroom has a three piece suite including a shower cubicle, a low-flush W/C and a pedestal sink. With tiled flooring, a double glazed window overlooking the rear of the property and a gas central heated radiator.



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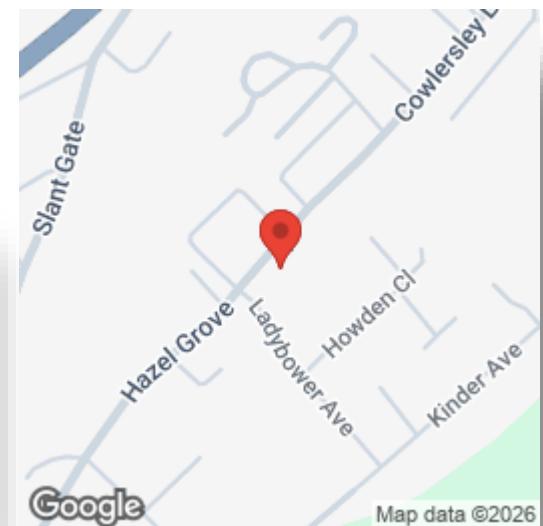
- Highly Sought After Location Close To Schools and Bus Routes
- Available With No Onward Chain
- Ideal As A First Purchase or Investment
- Scope For Cosmetic Renovations
- Two Reception Rooms and Enclosed Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£175,000



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