



Banks Road, Linthwaite, Huddersfield, HD7 5LP

welcome to

Banks Road, Linthwaite, Huddersfield

Beautifully presented 3-bed semi-detached home with spacious lounge, modern kitchen, three well-kept bedrooms and a charming garden featuring a standout cabin with log burner and decking. Set in the Holme Valley close to Slaithwaite's shops, bars and train links.



Lounge

14' 10" into bay x 12' 10" into recess (4.52m into bay x 3.91m into recess)

Kitchen

16' 1" x 10' 7" (4.90m x 3.23m)

Bedroom One

16' 2" x 8' 8" doorway recess (4.93m x 2.64m doorway recess)

Bedroom Two

9' 4" x 9' (2.84m x 2.74m)

Bedroom Three

9' 4" x 6' 10" (2.84m x 2.08m)

Bathroom**Outbuilding**

18' 7" x 9' 7" (5.66m x 2.92m)



view this property online williamhbrown.co.uk/Property/HDF118803



welcome to

Banks Road, Linthwaite Huddersfield

- Beautifully presented 3-bed semi-detached home
- Spacious lounge with bay window and feature gas fire
- Modern kitchen with patio doors and pantry
- Charming, spacious garden
- Generous driveway offering ample parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers in the region of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF118803



Property Ref:
HDF118803 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk