



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

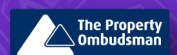


1086 Manchester Road, Linthwaite, Huddersfield, HD7 5QQ

Asking Price £110,000



55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



1086 Manchester Road

Linthwaite, Huddersfield, HD7 5QQ

Asking Price £110,000



ENTRANCE DOOR

Entrance door leading to:

A STUNNING LOUNGE

22'4 x 18'9 (6.81m x 5.72m)

A beautifully decorated lounge with UPVC windows to the front and the rear aspect boasting views. Featuring cover ceiling, T.V point, Telephone point, wall mounted gas central heated radiator, staircase to the first floor and door leading to the lower floor:-

STAIRCASE LEADS TO LOWER FLOOR

A staircase leads to the lower floor:

LARGE DINING KITCHEN

22'7 x 13'6 (6.88m x 4.11m)

A large dining kitchen which is set to the rear elevation, Upvc window and patio doors to the rear aspect. Which look onto the rear patio garden and views. Featuring a modern range of wall and base mounted units in Black and White with contrasting laminated working surfaces, tiled splash backs. Which incorporates a stainless steel sink unit with drainer and designer mixer tap. Built in electric oven with integral four ring gas hob and extractor hood over. There is plumbing available for a dishwasher, washing machine, integral fridge/freezer, finished with LED lights and a wall mounted gas central heating radiator. There is also understairs storage cupboard with fuse box.

TO THE FIRST FLOOR LANDING

To the first floor landing access to two bedrooms and bathrooms, there is also a loft hatch which leads to useful storage:-

HOUSE BATHROOM

7'1 x 6'1 (2.16m x 1.85m)

A partly tiled modern bathroom with Upvc window to the

front elevation, featuring a three piece Victorian Style bathroom suite in white with chrome effect fittings. Comprising of: a slipper roll top bath with shower over and shower pole, hand wash pedestal basin and a low level flush w/c. Finished with chrome heated towel rail, panelled ceiling and picture rail, extractor fan and finished with vinyl flooring:

BEDROOM ONE

A recently decorated double bedroom with UPVC window to the front aspect, wall mounted gas central heated radiator:-

BEDROOM TWO

11'1 x 7'11' (3.38m x 2.41m')

A second double bedroom with upvc to the rear elevation with views over looking the hillside, wall mounted gas central heated radiator and hiding for the combi-boiler:-

EXTERNALLY

Externally, offering a flagged garden to front elevation with stone wall boundary, on street parking.. There is access via passage way to the rear gardens, mainly flagged patio area with lower section via steps, leading onto a laid to lawn garden paths leading to the garden shed. Mature flowered shrubs and borders, fenced boundaries: Perfect for the Bistro dining in the summer months in the garden, southerly facing: (Out door security lights and two outdoor electrical power points.)

LAWNED AREA

Lawned area Photo

LEASE HOLD

Please note this is lease hold with a 999 year lease. Approx £1.50 per annum.

ABOUT THE AREA

Within easy access to Slaithwaite, Huddersfield Town

Centre and M62 motorway networks, within a mile towards Marsden, Linthwaite Clough Junior School, Colne Valley High School, Wellhouse Junior & Infant School, Linthwaite Ardron C of E Voluntary Aided Junior & Infant School, Niels Primary and Nursery School, Slaithwaite Junior & Infant School, Clough Head Junior & Infants School:

LOUNGE PHOTO 2

Lounge Photo two

ATTIC

Useful attic space for storage

DISCLAIMER

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must

satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

BOUNDARIES AND OWNERSHIPS

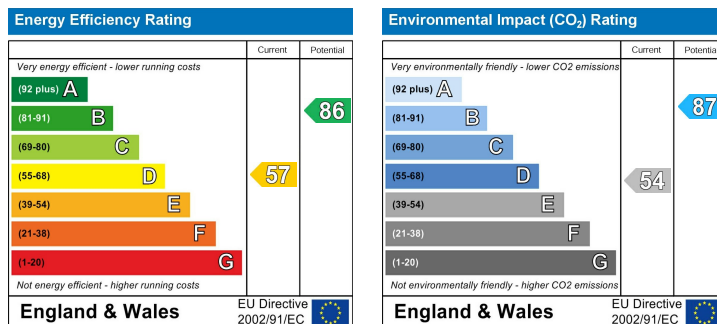
BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts



Floor Plan

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.