



Manchester Road, Linthwaite, Huddersfield, HD7 5QY

welcome to

Manchester Road, Linthwaite, Huddersfield

A beautifully presented, move-in ready family home in highly sought-after Linthwaite with generously sized rooms, off-road parking, fabulous garden space and beautiful Colne Valley views to the front. Close to local amenities, schools and bus routes and ideal for those needing transport connections.



Lounge

12' 5" max x 15' 5" (3.78m max x 4.70m)

Kitchen

12' 4" x 11' 10" (3.76m x 3.61m)

Bedroom One (master Bedroom)

11' 11" x 12' 4" (3.63m x 3.76m)

Bedroom Two

6' 3" x 8' 11" (1.91m x 2.72m)

Bathroom**Bedroom Three (second Floor)**

7' 1" x 12' 5" (2.16m x 3.78m)

Loft Space

12' 4" x 10' 2" head height (3.76m x 3.10m head height)

Agents Note

Please be aware that the parking area at this property is subject to a private right of way. Interested buyers are advised to contact the branch directly for full details and clarification.



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welcome to

Manchester Road, Linthwaite Huddersfield

- HIGHLY SOUGHT AFTER LINTHWAITE
- Off-road parking and fabulous garden space
- Fabulous views
- Immaculately presented throughout
- Generous room sizes

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in the region of

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118521 - 0006

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.



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