



6 Stoney Royd Terrace, Stones Lane, Linthwaite, Huddersfield, HD7 5NZ

£185,000

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Situated in the popular village of Linthwaite, is this charming mid terraced property which offers a delightful blend of comfort and convenience. Built in early 1900's, the property retains some of it's original features such as ceiling rose, ceiling coving, whilst also providing modern day conveniences such as a fitted kitchen and bathroom. Providing approximately 1,300sqft of living accommodation the property would make an ideal purchase for the first time buyer or downsizer alike.

Linthwaite has transport links to Huddersfield, Slaithwaite and Marsden. With the nearby villages of Slaithwaite, Marsden and Milnsbridge offering a wider variety of shops and services, ensuring that daily needs are easily met. For those who require access to larger urban areas, Huddersfield town centre is just a short distance away, as well as access to the M62 motorway network.

Externally, the property is complemented by gardens to both the front and rear.

Energy Rating: D



## GROUND FLOOR:

Enter the property through a composite external door into:-

### Entrance Hall

Having dado rail décor, a central heating radiator and an access door leads into the lounge.

### Lounge

13'0" x 10'10" (3.96m x 3.30m)

Situated to the front of the property, with a uPVC double glazed window, decorative ceiling rose, ceiling coving, a central heating radiator and a fireplace with marble hearth, fire surround and mantel.

### Dining Kitchen

13'8" max x 12'0" (4.17m max x 3.66m)

Peacefully situated to the rear of the property, having a range of matching modern wall and base units with laminated work surfaces and part tiled walls. There is a 5 ring gas Range, adjacent stainless steel sink unit with mixer taps and side drainer, a central heating radiator, uPVC double glazed window to the rear with far reaching views, central heating radiator and wall light point.

## LOWER GROUND FLOOR:

A staircase descends to the lower ground floor basement. This space could be incorporated into the living space, subject to building regulation approval.

### Utility Area

13'0" x 12'0" max (3.96m x 3.66m max)

Plumbing for a washing machine, central heating radiator, ceramic wash bowl, uPVC double glazed window and a timber rear access door.

### Storage Room

7'10" x 3'5" (2.39m x 1.04m)

### Storage Room 2

10'6" x 7'1" (3.20m x 2.16m)

### Storage Room 3

8'2" x 6'1" (2.49m x 1.85m)

## FIRST FLOOR:

### Landing

With a uPVC double glazed window, central heating radiator and dado rail décor.

### Master Bedroom

11'0" x 10'11" (3.35m x 3.33m)

Situated to the front of the property, having a central heating radiator and uPVC double glazed window.

### Bedroom 2

12'0" x 11'0" (3.66m x 3.35m)

Peacefully situated to the rear of the property, with a uPVC double glazed window providing far reaching views towards Golcar village. There is also a central heating radiator and ceiling coving.

### Bathroom

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and panelled bath with chrome mixer taps and overhead rainwater head shower with additional hose. There is full tiling to the shower area, a central heating radiator and a uPVC double glazed window.

## OUTSIDE:

To the front of the property there are lawned gardens. To the rear there is an enclosed lawned garden with decked seating area.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave Huddersfield via Manchester Road (A629) and proceed through the traffic lights at Longroyd Bridge and Thornton Lodge. Continue along Manchester Road in the direction of Linthwaite, passing through the villages of Milnsbridge and Cowlersley. After passing through the centre of Linthwaite, turn left into Hoyle House Fold, fork right into Chapel Hill and then right into Stones Lane. The property will be found on the right hand side, clearly identified by a Bramleys for sale board.



### TENURE:

Freehold

### COUNCIL TAX BAND:

A

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

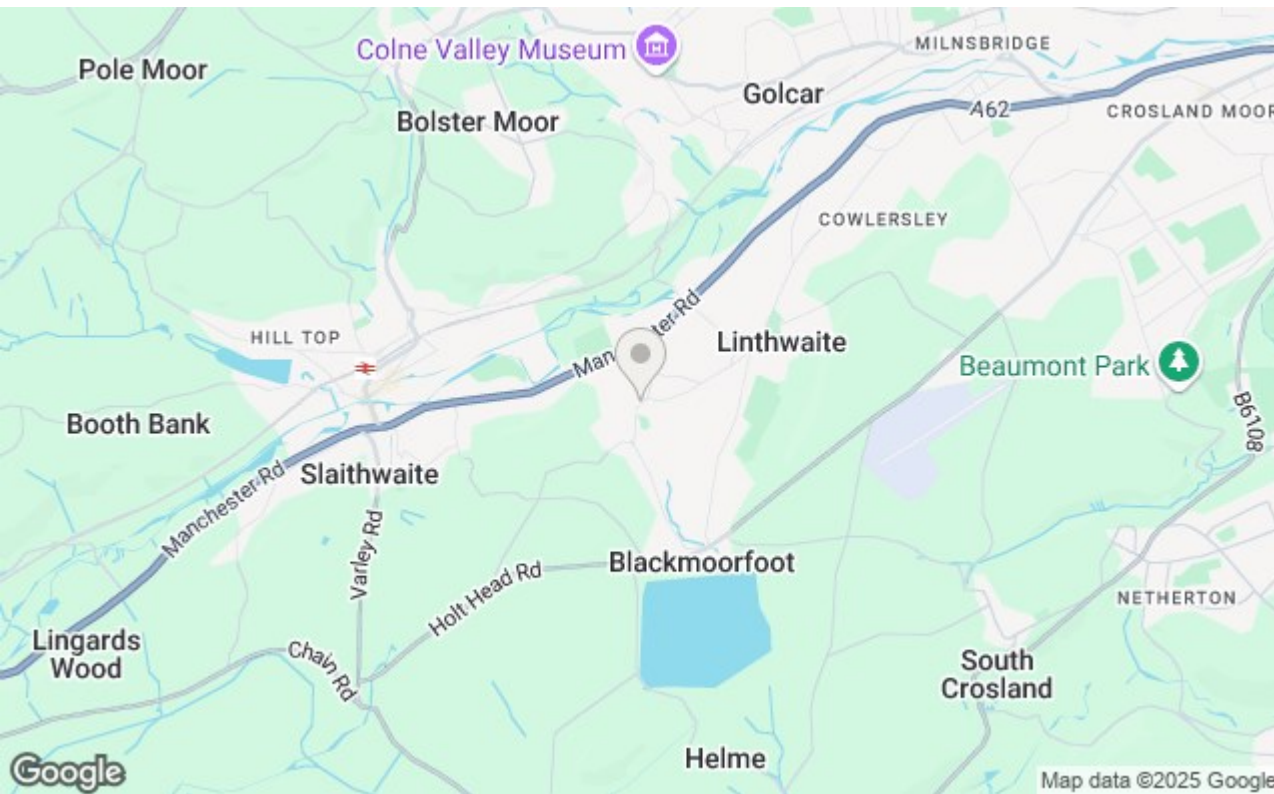
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

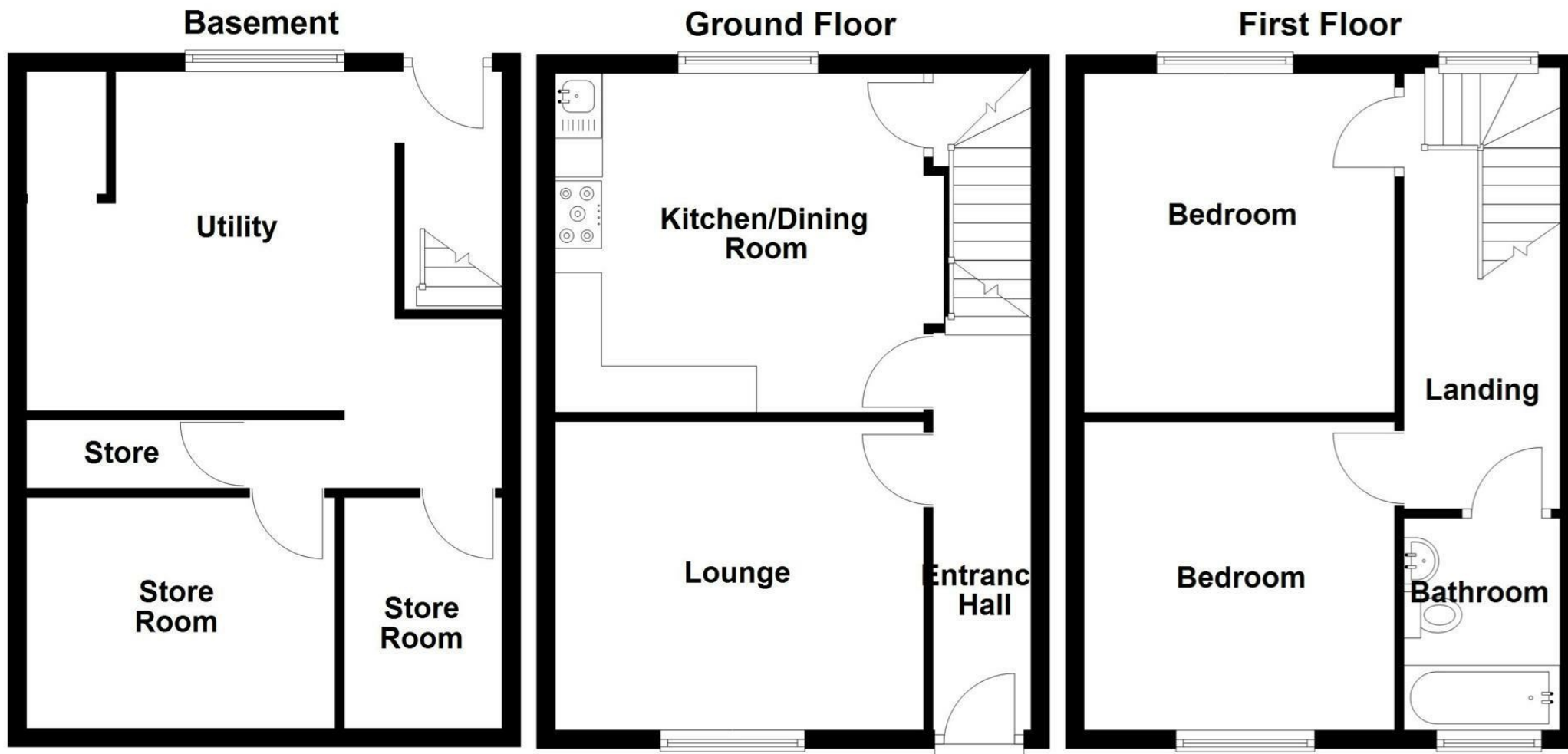
Please call our office to book a viewing on 01484 530361.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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