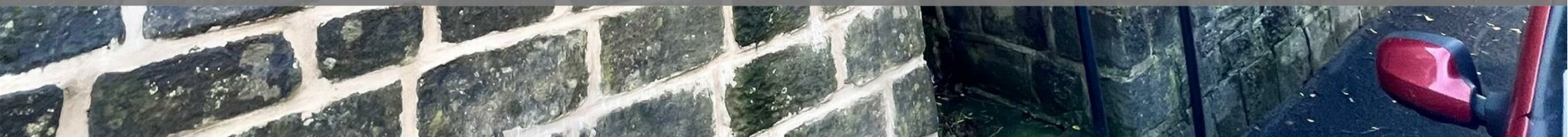


985 Manchester Road, Linthwaite, Huddersfield, HD7 5LS

£140,000

bramleys



NO UPPER CHAIN

Situated on Manchester Road in the sought after village of Linthwaite, this well proportioned mid-terraced house presents an excellent opportunity for first-time buyers or investors alike. Providing approximately 750 square feet, the property has three bedrooms and a welcoming reception room.

The property is conveniently located on the edge of Linthwaite village, with easy access to the vibrant centre of Slaithwaite, where you can enjoy a variety of local amenities and services including shops, bars, restaurants, independent shops and the railway station with links to both Manchester and Huddersfield.

With garden areas to both the front and rear, the potential this property offers would make it an ideal starter home or a promising investment opportunity.

We highly recommend an internal viewing to fully appreciate the possibilities this home has to offer. Whether you are looking to settle down in a peaceful village setting or seeking a property with great rental potential, this house on Manchester Road is certainly worth considering.





GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

Lounge

14'11" x 14'1" (4.55m x 4.30m)

This generous reception room is fitted with a tiled fireplace with gas fire, timber framed window and recessed cupboards.

Kitchen

17'0" x 6'1" (5.20m x 1.86m)

Fitted with a range of base units, 2 wall units, laminated work surfaces and a 1.5 bowl stainless steel sink with side drainer. There is full tiling to the walls and floor, timber framed window, space for a fridge, space for a washing machine and space for a free standing gas cooker.

LOWER GROUND FLOOR:

Cellar

Providing additional storage.

FIRST FLOOR:

Landing

Bedroom 1

14'11" x 8'5" (4.57m x 2.58m)

With built-in wardrobes and cupboards, and a timber framed window.

Bedroom 2

9'7" max x 6'10" max (2.93m max x 2.09m max)

Positioned to the rear of the property, fitted with a timber framed window.

Bedroom 3

8'10" x 6'3" (2.70m x 1.92m)

Positioned to the front of the property, with a sash timber framed window.

Shower Room

Furnished with a low flush WC, pedestal wash hand basin and shower cubicle with electric shower. There are fully tiled walls and a timber framed window.

OUTSIDE:

The property has garden areas to both the front and rear.

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.

TENURE:

Leasehold - Term: 999 years from 01/01/1891

Ground Rent: £1.4s.8d

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

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 01484 530361.

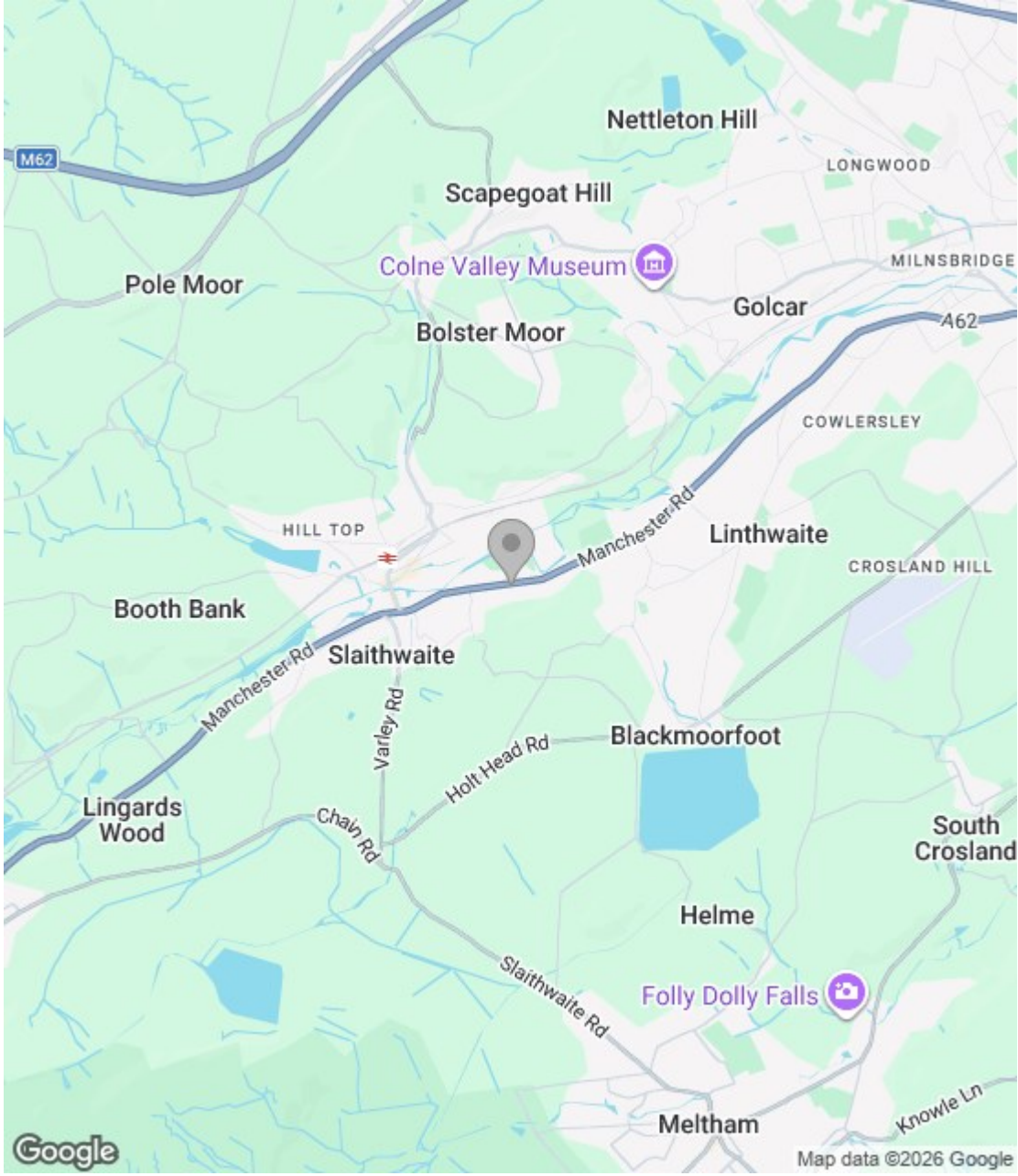


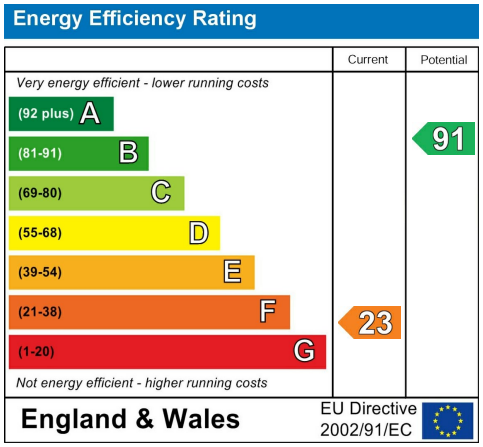












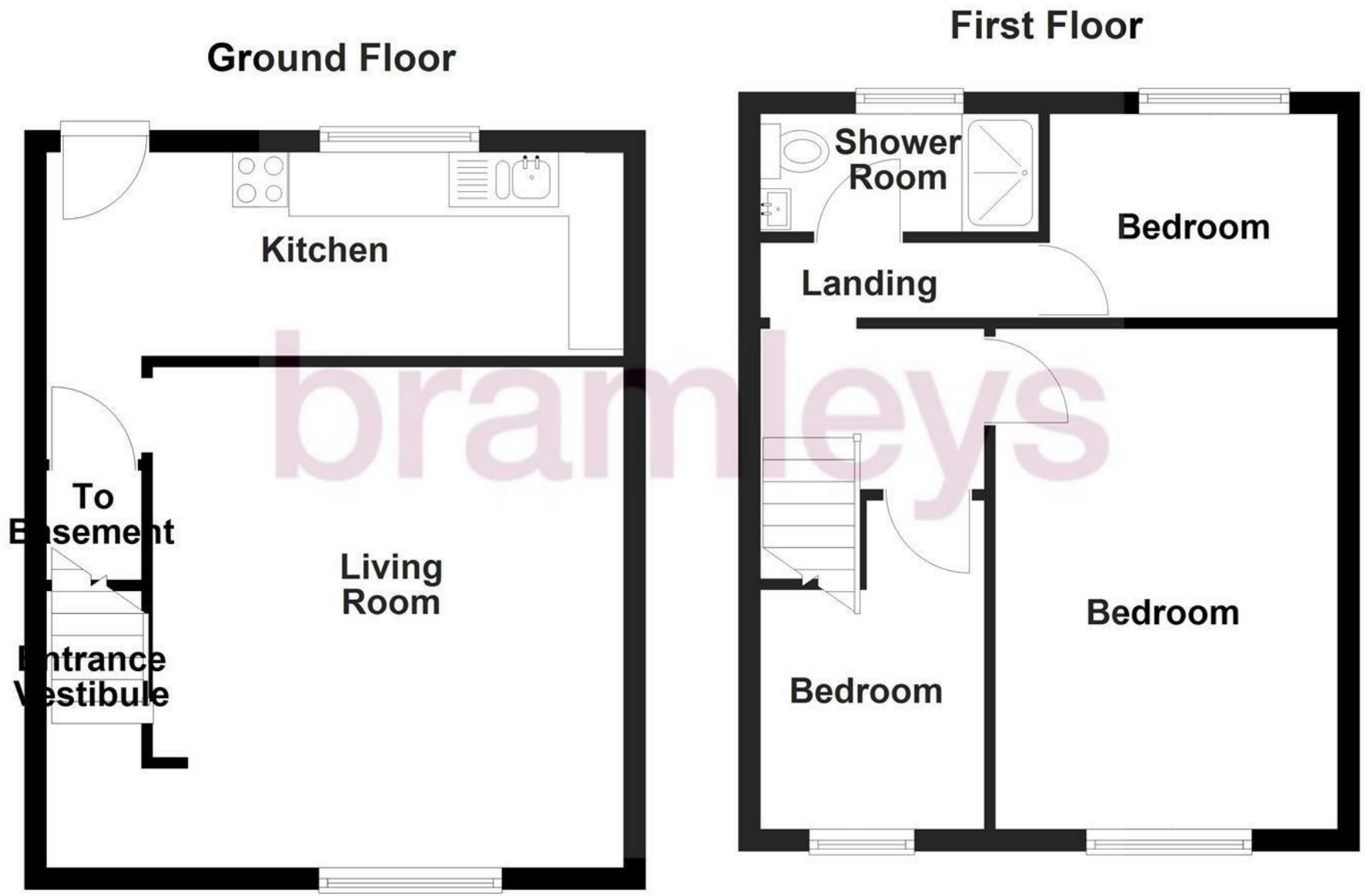
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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