



928 Manchester Road, Linthwaite

This 3 bedroomed end terraced over dwelling is conveniently located with access to local amenities, a regular bus route, and a short drive along to Slaithwaite where you will find an array of shops, bars, restaurants, and a train station. It has amazing views to the rear and would be an ideal first-time purchase or buy-to-let investment. It has gas fired central heating, and double glazing. The accommodation briefly comprises entrance lobby, lounge, dining kitchen, a small cellar, 3 bedrooms and bathroom. Externally, there is an enclosed yard to the front providing space to sit out.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
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Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
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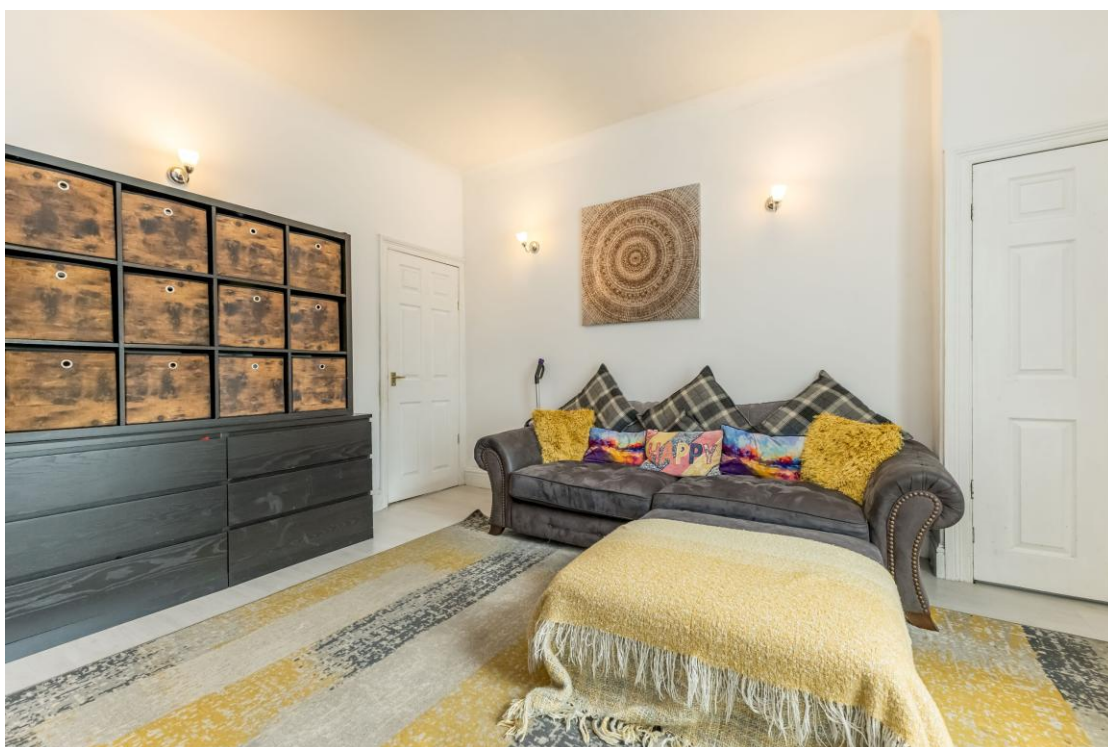
Accommodation:

The entrance door opens into:-

GROUND FLOOR

Entrance Lobby

With wood effect flooring and staircase to the first floor.



Lounge

14'3" x 13'0"

Having an electric fire with timber surround, wood effect flooring, and window to the front.



Kitchen

16'0" x 6'5"

Fitted with a range of units and work surfaces which incorporate a stainless steel sink with mixer tap. There is a 4-ring gas hob with extractor hood over, electric oven, space & plumbing for a washing machine, tiled splashbacks, tiled floor, wall mounted central heating boiler, and window to the rear offering woodland views. There is access down to a small cellar.

FIRST FLOOR



Landing

With loft hatch.



Bedroom 1 **12'4" x 8'10"**
A double bedroom with window to the front.



Bedroom 2 **8'7" x 8'1"**
Another double bedroom enjoying woodland views to the rear.



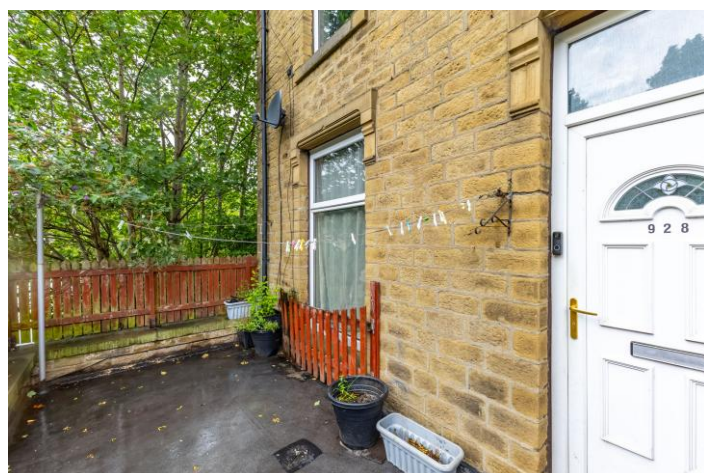
Bedroom 3 **7'5" x 6'10"**
This single bedroom has a bulk head cupboard, and window to the front.



Bathroom

7'7" x 5'6"

Fitted with a white suite comprising a panelled bath with mixer tap and shower hose over, wash basin with cupboard beneath, and low flush w.c. There is a frosted window to the rear, tiled walls and tiled floor.



OUTSIDE

The property is approached at the front up a few steps and then a timber gate gives way to a sizeable yard which is fully enclosed by timber fencing and provides space to sit out, barbecue, etc.

Viewing

By appointment with Wm. Sykes & Son.

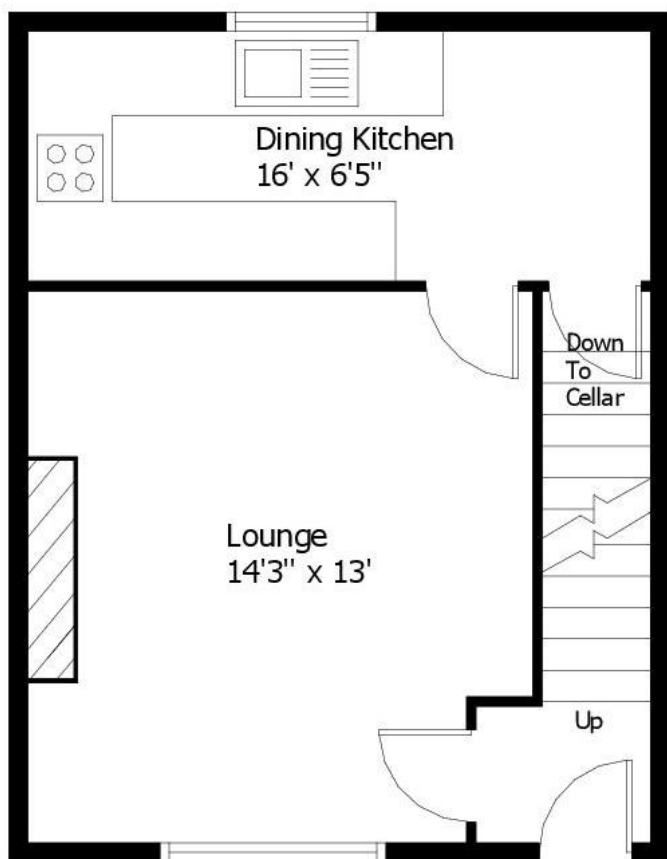
Location

From Bar Gate traffic lights on the A62 in Linthwaite, head towards Huddersfield and the property will be found after a short distance on the left.

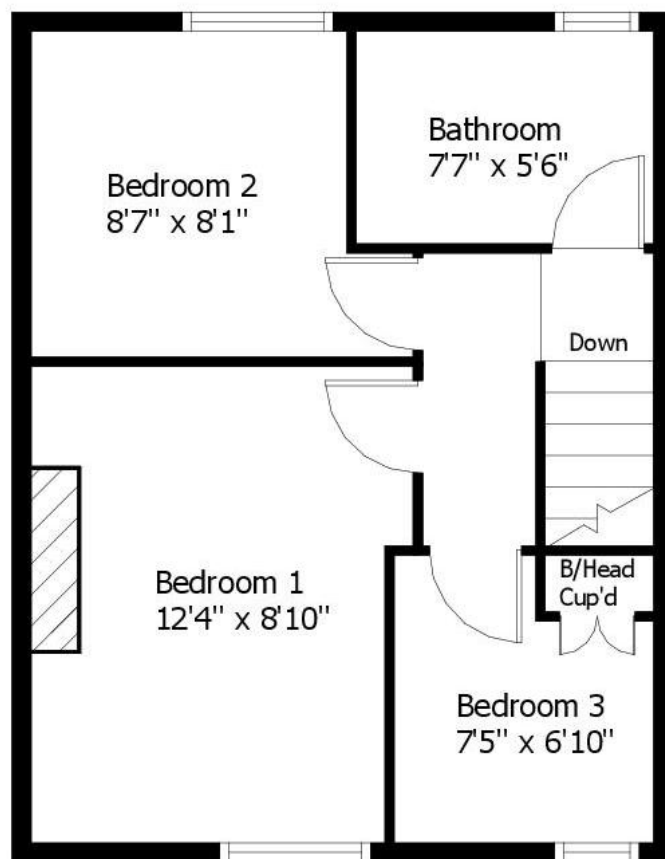
Additional Information

- Council Tax – Band A (£1,541.45 2025/26)
- Tenure – freehold
- Utilities:-
 - Water – mains
 - Drainage - mains
 - Gas – mains
 - Electricity – mains
 - Heating – gas fired central heating and electric fire in the lounge.
 - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows a range of broadband services, including 'Ultrafast', are available in this area and mobile coverage at the property is offered by several providers.

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Ground Floor



First Floor

This floor plan is for illustrative purposes only and may not be to scale.
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