Wm Sykes & SON EST. 1866

Offers in the region of

£130,000



Willow Cottage, 545 Manchester Road, Linthwaite

This absolutely delightful 2 bedroomed cottage is quite unassuming from its rear elevation on the roadside but once you walk around to the front, you find a most attractive stone-built period cottage. Once inside, you will find an array of features including exposed stonework walls, beams, a multi-fuel stove, and natural wood internal doors. It provides a ready to move into home which briefly comprises entrance lobby, hall, lounge, kitchen, 2 bedrooms, and bathroom. Externally, it has a small, easy to maintain, garden and a gate gives pedestrian access along the front of the other 2 cottages and then round onto Manchester Road. It is conveniently located for access to local schools, a regular bus service, and a short drive up to Slaithwaite where you will find an array of shops, bars, restaurants, and a train station.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

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Slaithwaite
Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation:

GROUND FLOOR
The entrance door opens into:-

Entrance Lobby
With inset ceiling spotlight, wooden floorboards, and door taking you through to:-



Hall
Having inset ceiling spotlights, wooden floorboards, and return staircase rising to the first floor.







Lounge 12'1" x 11'10"
A delightful living room featuring a multi-fuel stove set into the exposed stonework chimney breast, beams, and windows overlooking the front garden.







Kitchen **14'10" x 5'10"**

Fitted with a good range of kitchen units complemented by butcher's block worktops which incorporate a Belfast sink with mixer tap. Integrated appliances include a 4-ring gas hob, full sized electric oven, multi-function microwave, and a fridge/freezer. There are tiled splashbacks, inset ceiling spotlights, window to the rear offering views across the valley, a smaller frosted window, wooden floorboards, and an area beneath the staircase where you will find the central heating boiler, and space and plumbing for a washing machine.

FIRST FLOOR

Landing

With loft access.



Bedroom 1 **11'6" x 10'0"**
A double bedroom with a fireplace recess within the exposed stonework chimney breast, wooden floorboards, and mullioned windows to the front.





Bedroom 2 **10'0" x 6'2"**
This bedroom enjoys far reaching views across the valley to the rear and has wooden floorboards.

Willow Cottage 545 Manchester Road, Linthwaite, Huddersfield, HD7 5QX





Bathroom **11'6" x 4'10"**

Fitted with a white suite comprising a panelled bath, low flush w.c., pedestal wash basin, and a deep showering area with tiled walls and a dual head mains shower. There is an exposed stonework feature wall, inset ceiling spotlights, frosted windows to the front, and a ladder style radiator/towel warmer.

OUTSIDE

There is pedestrian access only up the side of the end cottage, and then along the gated pathway which runs in front of the 3 cottages and Willow Cottage is the end one. There is a small attractive garden area. Please note that the stone steps are there only to give access up to the top of the garden – there is no pedestrian access over the neighbour's driveway.

Viewing

By appointment with Wm. Sykes & Son.

Location

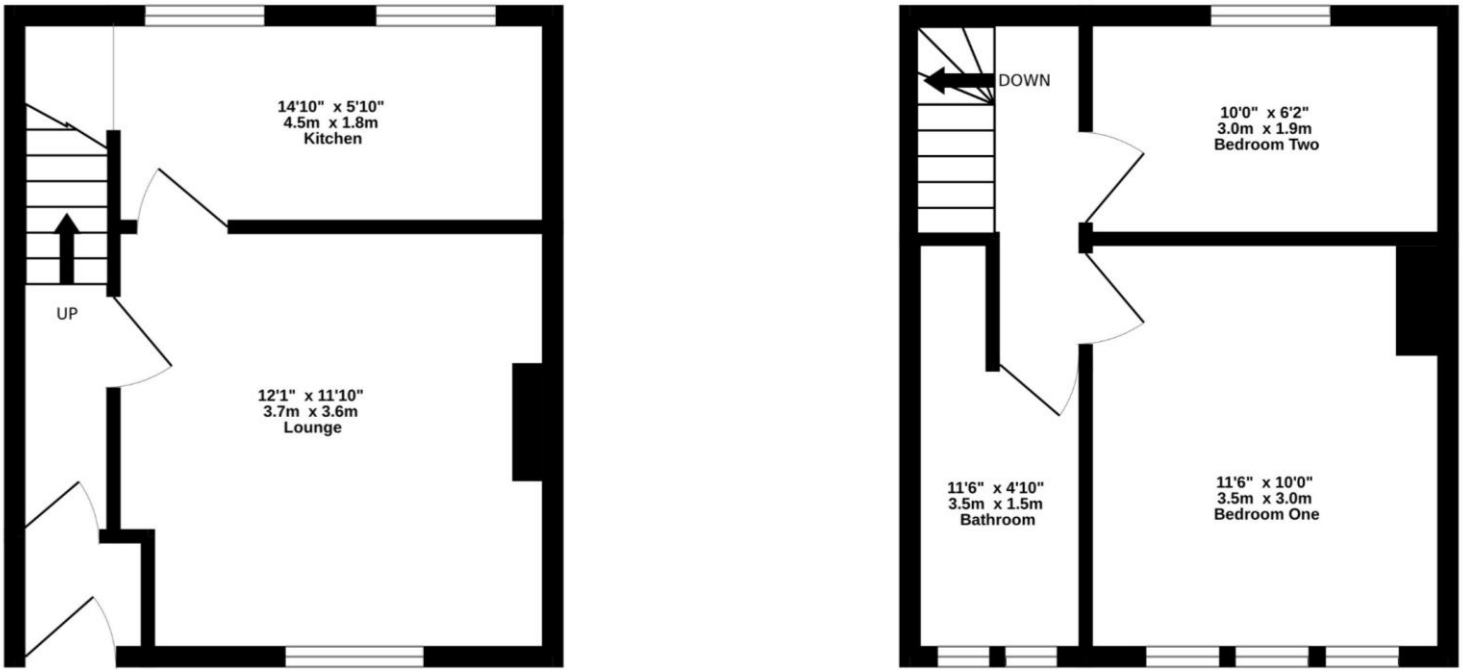
From Huddersfield town centre ring road, take the A62 Manchester Road and proceed on towards Linthwaite. Pass Slant Gate on the left and then access to the cottage will be found immediately on the left after the steep turn to go up Church Avenue.

Additional Information

- Council Tax – Band A
- Tenure – freehold.
- Energy Rating 59 (Band D)
- Utilities:-
    - Water – mains
    - Drainage - mains
    - Gas – mains
    - Heating – gas fired central heating, and a multi-fuel stove in the lounge.
    - Electricity – mains
    - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows a range of broadband services, including 'Superfast', are available in this area and mobile coverage at the property is offered by several providers.

GROUND FLOOR
259 sq.ft. (24.0 sq.m.) approx.

1ST FLOOR
258 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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