



Applegate  
Properties



## Lane Top, Linthwaite, Huddersfield, HD7 5SG

**Offers Over £115,000**

A recently renovated one bedroom corner (back to back) terrace with small garden occupying elevated position within popular Colne valley village.

- End corner terrace
- Recently refurbished
- Stylish interior
- Elevated views



## PROPERTY DESCRIPTION

Having been subject to an extensive refurbishment and now offering stylish and contemporary one bedroom accommodation is this attractive stone corner (back to back) terrace. Located in a pleasant tucked away position with elevated views towards the Colne valley, the property is well placed for local amenities, schooling and the thriving shops, restaurants and attractions of nearby Slaithwaite.

Being of interest to a host of potential buyers including the first time buyer or indeed down-sizer the property includes gas central heating and double glazing and briefly comprises: Entrance Lobby, open Living/ Kitchen including inglenook fireplace, stylish fitted kitchen area and access to useful cellar store. To the First Floor a spacious landing area leads to a generous double bedroom and Shower room furnished with a three piece white suite including walk-in shower.

Externally, the property has a neat gravelled and paved front garden with stone walled boundary and front access gate.

**MATERIAL INFORMATION:** We understand that this property is connected to mains water and drainage, mains electricity and gas.

EPC: D

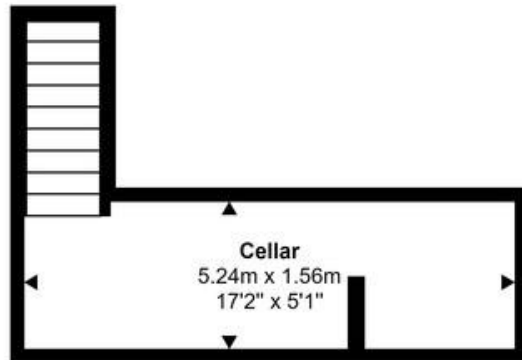
Tenure: Freehold

Council Tax: A

**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.



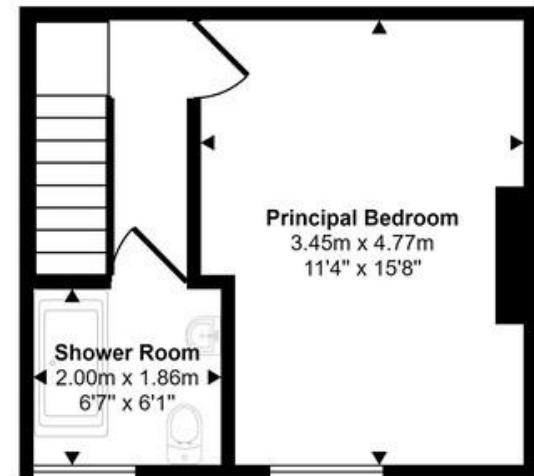
Approx Gross Internal Area  
59 sq m / 633 sq ft



Cellar  
Approx 10 sq m / 105 sq ft



Ground Floor  
Approx 24 sq m / 262 sq ft



First Floor  
Approx 25 sq m / 266 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

#### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

#### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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#### Measurements

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#### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

#### Copyright

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 1.00pm

Sunday - CLOSED