



## Bargate, Huddersfield, West Yorkshire

Modern bathroom | Open plan ground floor | Rural riverside walks nearby | A large bedroom | NO CHAIN | Ideal for first time buyers or downsizers | Great commuter links

1 Bedroom Terraced House | Asking Price: **£120,000**

Rosedale  
& Jones 

# Bargate, Huddersfield, West Yorkshire

## DESCRIPTION

NO CHAIN. A tranquil and cosy home which enjoys lovely riverside walks, great commuter links. Ideal for first time buyers and downsizers.

## Key Features

- Modern bathroom
- Open plan ground floor
- Rural riverside walks near by
- A large bedroom
- NO CHAIN
- Ideal for first time buyers or downsizers
- Great commuter links



## **LOCATION**

Bargate is situated just off Manchester Road on the outskirts of Huddersfield, this home benefits from great public transportation links and amenities. There are a number of shops and restaurants nearby, with plenty more accessible via Huddersfield Town Centre, which is only a short seven minute commute away. The property also enjoys some lovely local countryside walks along the river Colne should you have a dog or like to live an active lifestyle.

## **EXTERIOR - Front**

Very low maintenance, with a paved decorative Yorkshire stone. Space for some light garden furniture. On street parking available.

## **INTERIOR -Ground Floor**

*5.29m x 4.33m*

### **Living Room**

The space can accommodate a selection of furniture layouts, as required. The room features a lovely exposed brick fireplace, which is currently fitted out as a bookshelf and Double Glazed Bay windows to the front aspect. Central Heated radiator. LED spotlighting.

### **Kitchen**

A modern kitchen installation, complete with splash-back and wall tiling. Features include: tiled flooring, a fitted electric oven and four ceramic (electric) hobs. There is also space for a freestanding washing machine, a fridge and a freezer. Central Heated radiator.

## **INTERIOR - First Floor**

### **Landing**

Very wide, with space for a large double sliding wardrobe. Central Heated radiator.

## **Bathroom**

Premium quality tiling to the floor and walls. Features include: a w/c, a wash basin with and a bathtub with a standing (electric) shower, including a glass water guard. Central Heated towel rack and a 'frosted' Double Glazed window to the front elevation.

## **Bedroom**

*5.42m x 2.57m*

Large enough for a Kingsize bed and some associated furniture, as preferred. There is even space for an arm chair - perfect for enjoying the river and rolling landscape views. Central Heated radiator and Double Glazed windows to the front elevation.

## **Unique Reference Number**

LCLG

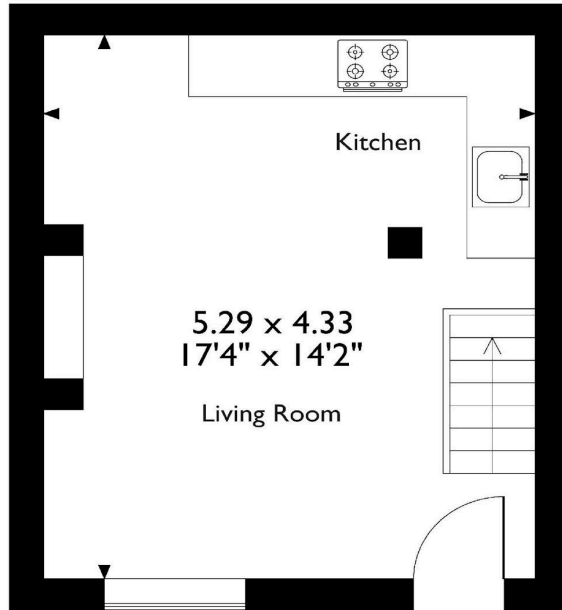
## **Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

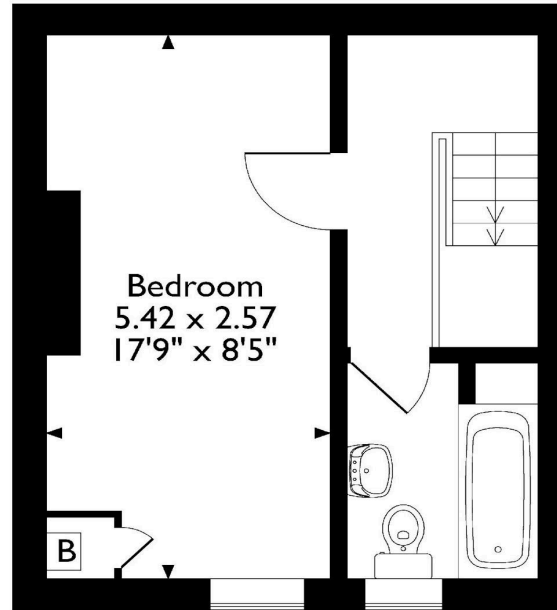


# Bargate, Linthwaite, Huddersfield

## Approximate Gross Internal Area 46 Sq M/496 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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