



Applegate  
Properties



- Mid through terrace
- Substantial accommodation
- Four bedrooms
- Fully refurbished throughout

**Manchester Road, Huddersfield, HD4 5SW**

**Guide price: £190,000 - £200,000**

A fully refurbished and extremely deceptive four bedroom mid terrace with stylish, contemporary interior and large gardens on edge of Huddersfield and Colne valley.





## PROPERTY DESCRIPTION

Having been subject to a comprehensive programme of refurbishment is this hugely deceptive mid through terrace. Affording spacious, flexible and contemporary accommodation which may well suit the young family, this stunning property includes stylish high quality fittings and neutral modern decor throughout alongside more traditional features including log-burning stoves in exposed stone surrounds and high ceilings.

Being well placed for easy access to local amenities, schooling and Huddersfield the accommodation comprises: Hallway, Living Room with log burning stove in exposed stone fireplace, fully fitted Dining Kitchen with contemporary units, integrated appliances, log burning stove in stone fireplace and doors to garden, access to useful cellar store with stone flagged flooring, shelving, power and extractor.

To the first floor are Four bedrooms (two generous doubles) and House Bathroom furnished with a contemporary three piece suite including over-bath shower, chrome ladder radiator and LED lit mirror. Externally, the property is elevated from the roadside with low maintenance front garden. To the rear can be found a surprisingly large garden which includes lower paved patio with external power and water supply and steps up to an extensive lawn with fenced boundaries and rear gate giving pedestrian access to a rear lane (no vehicle access).

EPC: D

Tenure: Freehold

Council Tax: A

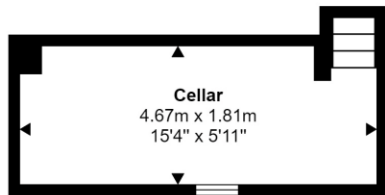
**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to 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.



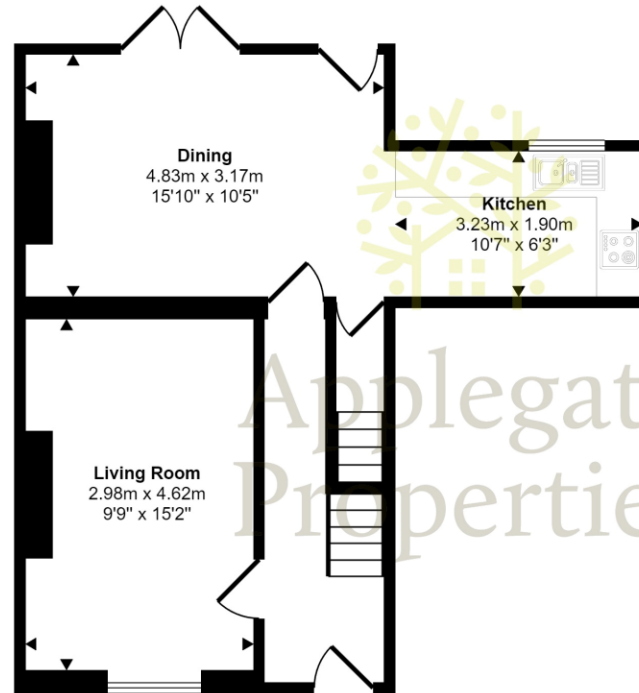




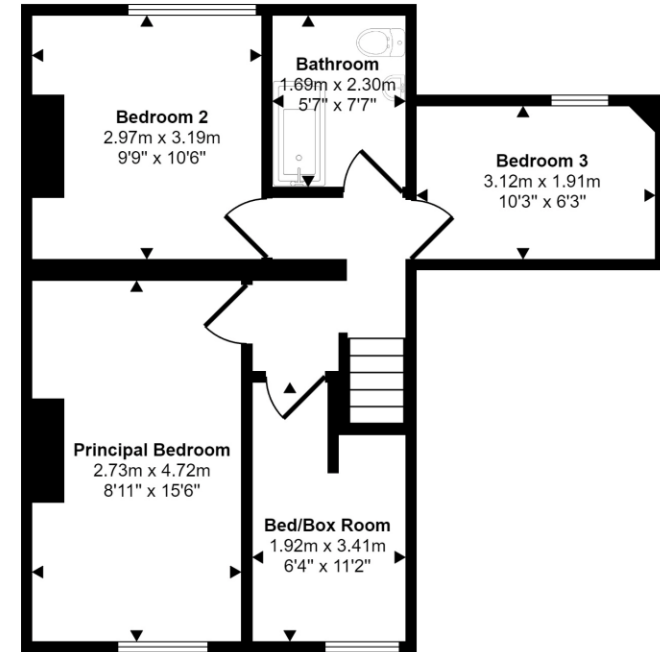
Approx Gross Internal Area  
100 sq m / 1080 sq ft



Cellar  
Approx 9 sq m / 93 sq ft



Ground Floor  
Approx 45 sq m / 489 sq ft



First Floor  
Approx 46 sq m / 497 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	65 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.

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 1.00pm

Sunday - CLOSED