



- Mid Townhouse
- Three Bedrooms
- Garage and Gardens
- Elevated Position and Views

**Slant Gate, Linthwaite, Huddersfield, HD7 5RQ**

**Guide Price £140,000-£145,000**

Modern and well presented three bedroom townhouse with garage and gardens occupying pleasant elevated position.





## PROPERTY DESCRIPTION

Modern and well presented three bedroom townhouse with garage and gardens occupying pleasant elevated position.

Occupying a pleasant elevated position with views across the Colne Valley is this attractive modern mid town house. Offering well presented and recently improved three bedroom accommodation which may well suit the needs of the young family or first time buyer. The property is well placed for easy access to local amenities and schooling. Having UPVC double glazing and gas central heating, the accommodation briefly comprises: Entrance Lobby, spacious Living Room with useful understairs store, fully fitted Dining Kitchen with contemporary units, integrated appliances and door to rear garden.

To the First Floor: three Bedrooms (two Double and one Single), House Bathroom furnished with three piece white suite 'jacuzzi style' spa bath, over bath shower, fully tiled surround and flooring and fitted extractor fan.

Externally, the property has terraced, well stocked gardens to the front with neat slate chipped borders and decked seating area. To the rear can be found a further tiered garden over three levels with paved and lawned areas and timber shed. To the rear a shared access lane leads to a single garage.



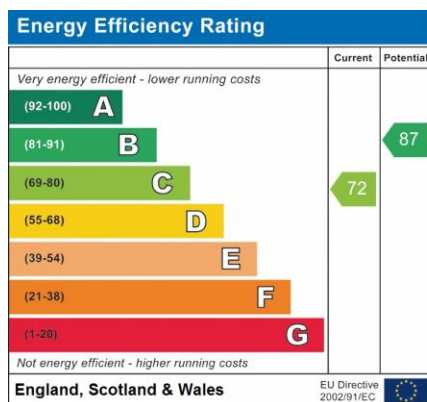




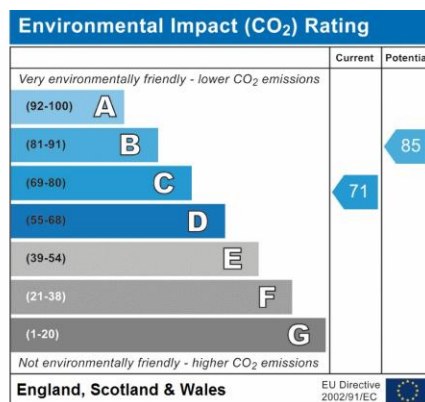


FLOOR PLAN TO FOLLOW

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Address:  
Slant Gate Linthwaite



### 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 – 5.30pm

Saturday – 9.00am – 4.00pm

Saturday – 4.00pm – 5.30pm (reception team)

Sunday – 9.00am – 5.30pm (reception team)

### 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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78 Huddersfield Road, Holmfirth, HD9 3AZ

[www.applegateproperties.co.uk](http://www.applegateproperties.co.uk)

01484 682999

[info@applegateproperties.co.uk](mailto:info@applegateproperties.co.uk)