



Manchester Road  
Linthwaite  
Huddersfield  
West Yorkshire  
HD7 5QS

Offers In Excess Of £106,000

bettermove



# Manchester Road Huddersfield

Bettermove are proud to present this 3 bedroom terraced house in Huddersfield.

The property benefits from double glazing, gas central heating throughout.

The council tax band is A.

The interior of this property comprises a spacious living room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The second floor holds the 3rd bedroom. The exterior boasts a private rear yard, perfect for enjoying the summer months.

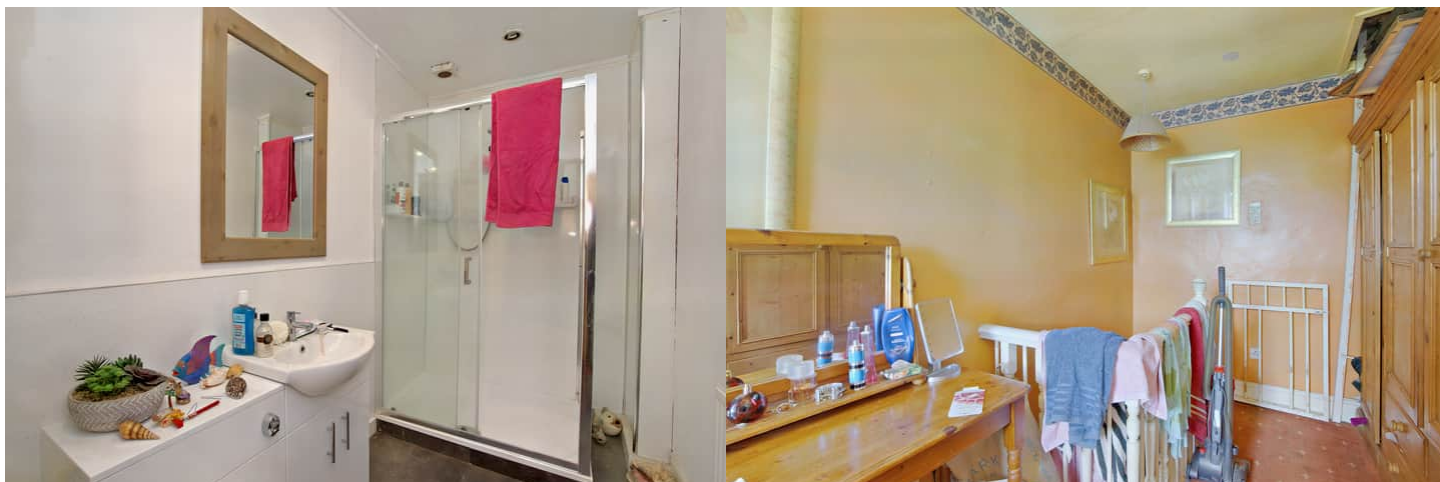
Located in the popular town of Huddersfield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A62, M62 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

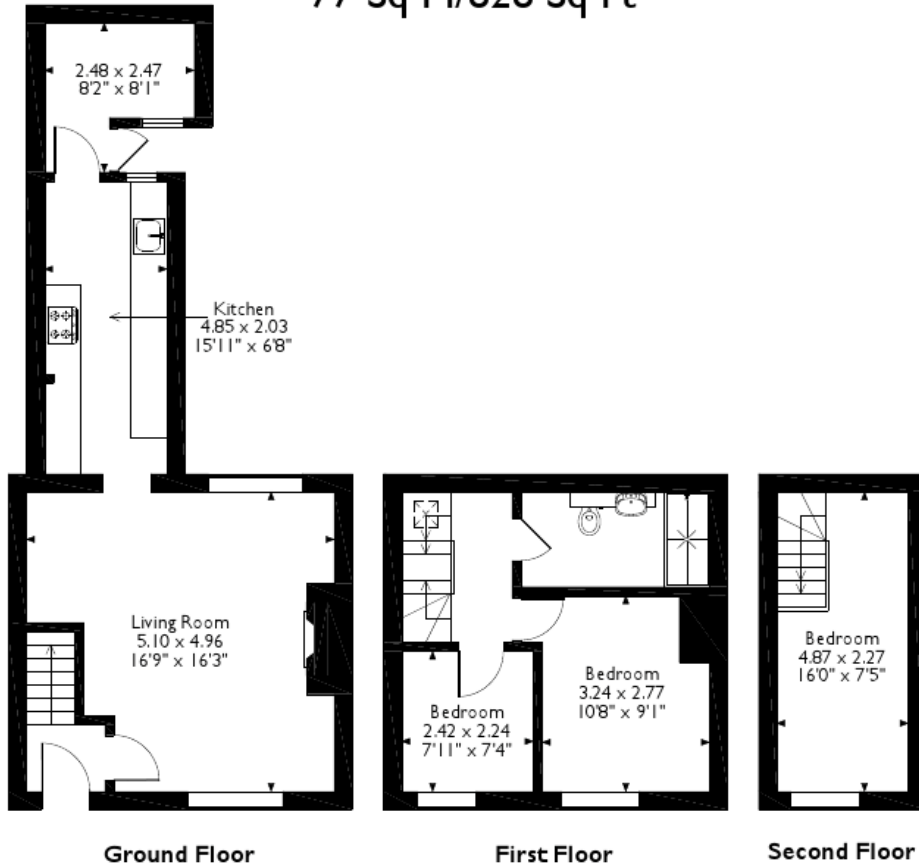
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Manchester Road, Linthwaite, Huddersfield  
 Approximate Gross Internal Area  
 77 Sq M/828 Sq Ft



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 Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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	





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