

Huddersfield Road, Newhey OL16 3TA

Asking Price £170,000



ADAMSONS BARTON KENDAL are delighted to offer for sale this fantastic stone-fronted garden terrace, occupying a sought-after and rarely available position close to the beautiful Piethorne Valley in Newhey. The property is offered for sale with a long standing Sitting Tenant, occupying the property on a shorthold tenancy agreement, with a passing rent of 715 per calendar month.

Viewing Strongly Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 65214 / sales@abkproperty.co.uk

The accommodation briefly comprises an entrance vestibule leading into a good-sized living room with open fireplace. To the rear is a kitchen with a range of wall and base units and there is a rear porch. To the first floor are two well-proportioned bedrooms, both enjoying attractive outlooks, along with a bathroom.

Externally, the property is garden-fronted with a rear garden, which is used for parking, accessed off the side drive.

Situated towards the top of Huddersfield Road in a row of just five properties, this highly desirable location offers easy access to the tranquil scenery of Piethorne Valley, nearby Denshaw and Saddleworth villages, the Metrolink station, and the amenities of Newhey village.

Viewing is highly recommended.

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Entrance Vestibule

Lounge -4.6 metres (max) x 4.2 metres - open fireplace

Kitchen -3.6 x 3.6 metres - single drainer stainless steel sink unit range of wall and base units, storage area under the stairs

Porch - 3.0 x 1.0 metres

First Floor

Landing

Bedroom 1 - 4.6 x 4.2 – a spacious double bedroom enjoying stunning views to the front of the property.

Bedroom 2 - 3.8 x 2.6 metres - built in cupboard, wonderful outlook to the rear.

Bathroom - 2.2 x 1.8 metres reduced to 0.9 metres - Panelled bath, Low level w/c, wash hand basin

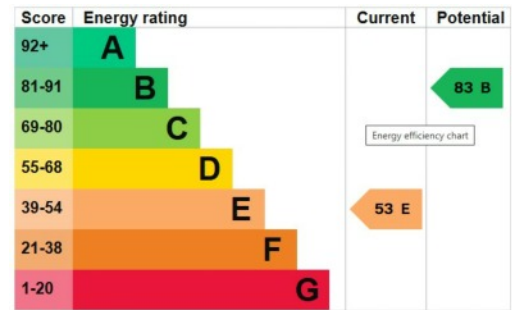
External

Raised garden area to the front and a rear garden, utilised for parking with access to the side of the property



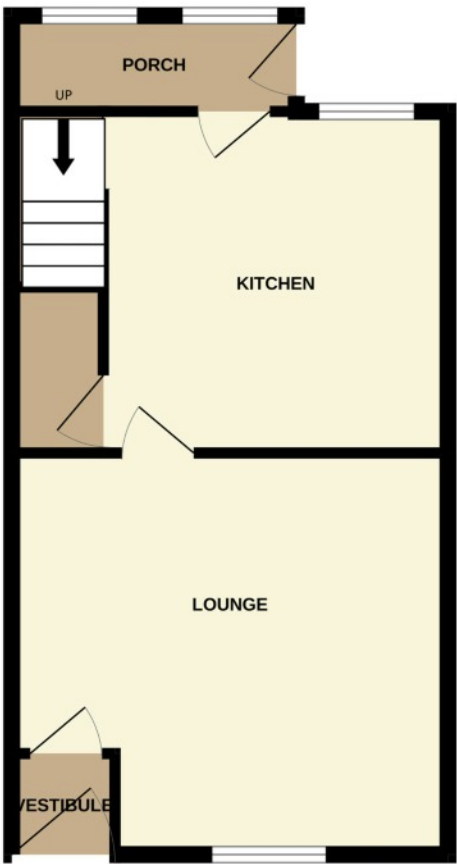
Additional Information

Council Tax Band - A
Energy Performance Cert - E
Tenure - TBC

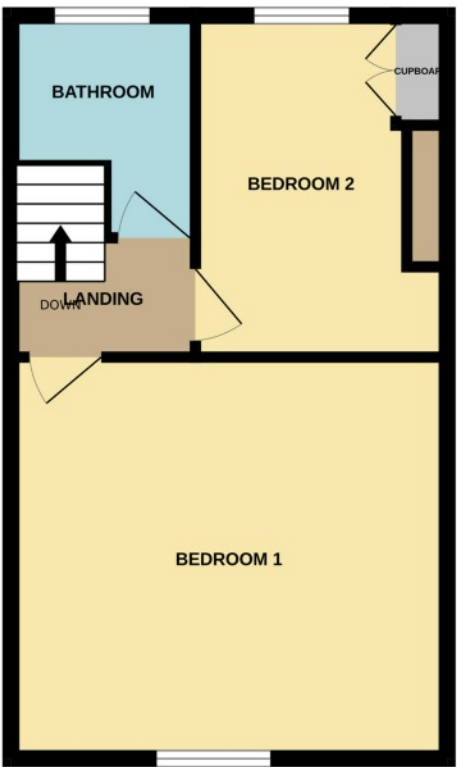


VIEWING STRICTLY BY APPOINTMENT WITH
ADAMSONS BARTON KENDAL

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification