



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Hilltop House, Linfit Lane  
Kirkburton, Huddersfield



## Hilltop House, Linfit Lane Kirkburton, Huddersfield

Asking Price Of £795,000

STEP INSIDE THIS EXQUISITE STONE-BUILT DETACHED PROPERTY, CRADLED WITHIN EXPANSIVE COUNTRYSIDE VISTAS AND PANORAMIC ROLLING VIEWS. A PICTURESQUE ONE-ACRE Paddock ADJOINS THE RESIDENCE, OFFERING AMPLE SPACE AND ENDLESS POSSIBILITIES FOR THOSE WITH EQUESTRIAN ASPIRATIONS. LOCATED BETWEEN THE IDYLIC TOWNS OF KIRKBURTON AND EMLEY, THIS RURAL SANCTUARY PERFECTLY BALANCES TRANQUILLITY WITH CONVENIENCE, PROVIDING EASY ACCESS TO MAJOR CITIES VIA THE NEARBY M1 AND M62 MOTORWAY NETWORKS.

Upon entering, you're greeted by a generously proportioned entrance hall, thoughtfully designed to accommodate your storage needs with ample space for shoes and coats, complete with storage cupboards and a convenient W.C. Continuing through, you'll find yourself in the inviting breakfast kitchen, adorned with a fine array of solid wood storage units and a complementing work surface, offering abundant storage alongside integrated appliances and room for a dining table. From here, the space seamlessly flows into the expansive dining room, boasting glazing on two sides and a striking large stone fireplace as its center piece. However, our personal favourite is the living room, a spacious retreat adorned with exposed beams and featuring a delightful garden view, accentuated by a charming feature fireplace that adds the perfect finishing touch to the space.

Ascending to the first floor, you'll discover a sanctuary of comfort with four generously sized bedrooms



awaiting you. The primary bedroom stands as a luxurious retreat, offering the convenience of ensuite facilities for added privacy and indulgence. Each additional bedroom boasts its own spacious layout, providing ample room for relaxation and personalization to suit your lifestyle. Completing the upper level, a neutral-toned family bathroom awaits, exuding an ambiance of serenity and offering a tranquil space for unwinding after a long day. Additionally, a utility room adds practicality to the accommodation, ensuring seamless organization and functionality for modern living.

The external setting is what really sets this beautiful home apart from the rest, a gated driveway provides ample parking and leads to the detached garage which also has scope to become annexed accommodation should this be required. Mature planted gardens then enjoy a country backdrop with stone paved pathways linking the various areas where you can sit and enjoy. A farm gate then leads into the level paddock which enjoys separate access and could create grazing for horses with space available for stabling or be an extension to the garden space.

#### **ADDITIONAL INFORMATION**

Tenure: Freehold

Council Tax: Band F

EPC: D

What3Words: possibly.montage.evolution

Parking: On Drive and Garage

## UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: 4G/5G Available - check with your provider.

## AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

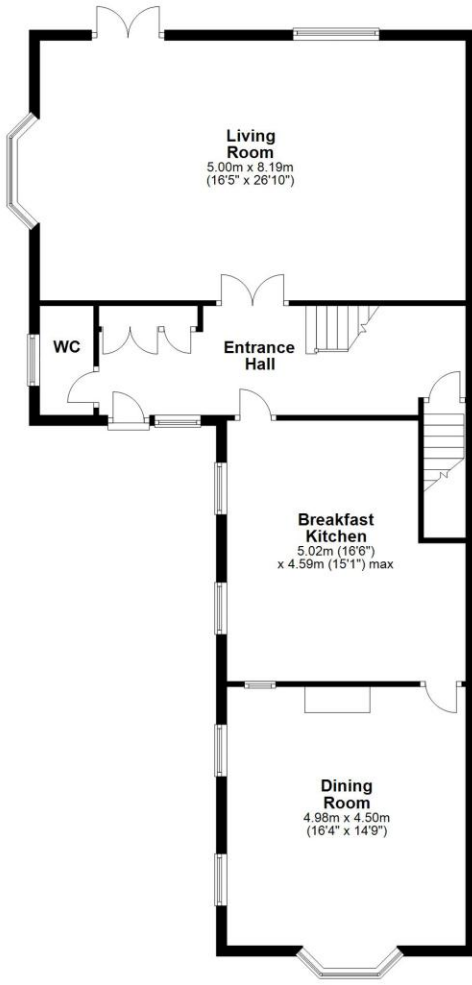
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





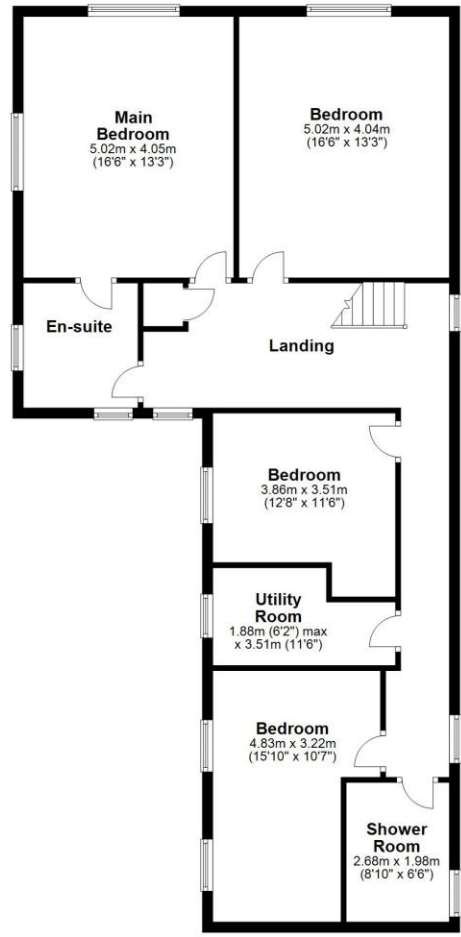
**Ground Floor**

Approx. 150.0 sq. metres (1614.7 sq. feet)



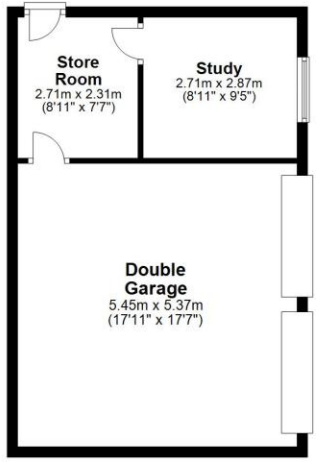
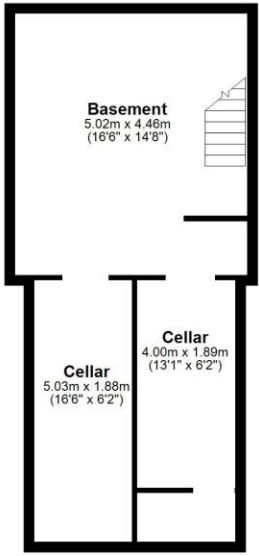
**First Floor**

Approx. 106.6 sq. metres (1147.0 sq. feet)



**Basement**

Approx. 42.2 sq. metres (454.4 sq. feet)



Total area: approx. 298.8 sq. metres (3216.0 sq. feet)

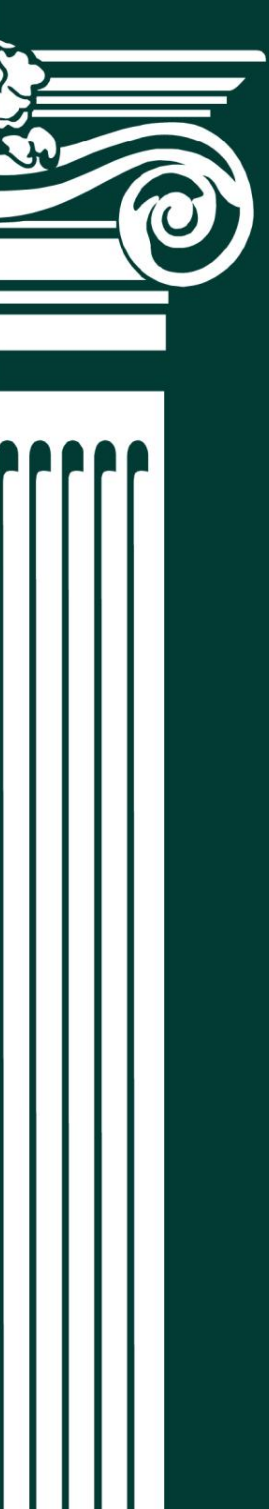


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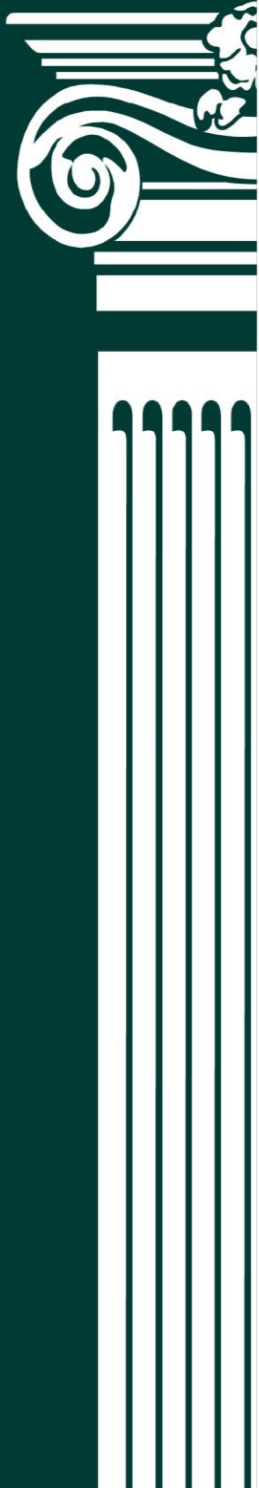




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