



**Hollin Green Cottage, Gillroyd Lane, Linthwaite  
Huddersfield HD7 5SR**

**welcome to**

**Hollin Green Cottage Gillroyd Lane, Linthwaite Huddersfield**

Located in the village of Linthwaite with great M62 access, this rather special home is part of an established barn conversion. It is the perfect home for professionals, downsizers and those discerning buyers looking for a good sized but low maintenance 'lock up and go' property.



## **Ground Floor Entrance Porch**

Solid wood front door with canopy over, into the entrance lobby. Door to the left into the integral garage. Door ahead to the hallway. Hanging space and cupboard with electric meter.

## **Hallway**

Hallway with a door to the left leading into a ground floor WC. Ahead the hallway opens out and leads down two steps into the open plan living space.

## **Cloakroom**

Heritage low flush WC and wall mounted hand wash basin. Extractor fan and central heating radiator.

## **Kitchen Dining**

17' max x 8' 6" max ( 5.18m max x 2.59m max )  
Kitchen with inset ceiling spotlights and exposed beams. Fitted with a range of wall and base units and integrated appliances, consisting of a gas hob and double electric oven; stainless steel cooker hood; under cabinet fridge; slim line dishwasher and stainless steel sink and drainer with mixer tap.  
The dining area is open and has a galleried landing above bringing in natural light from the velux window overhead. A wooden balustrade and handrail with two steps down, separates the dining room from the lounge. Central heating radiator.

## **Lounge**

13' 5" x 10' 10" plus recess ( 4.09m x 3.30m plus recess )  
A lovely calming space with a local stone built fireplace and hearth with gas fire. Wall lights and inset ceiling spotlights, wood laminate flooring and central heating radiator. A great space for relaxing and taking in the view through the glass patio door to the private cottage style garden beyond.

## **First Floor Galleried Landing**

A split level landing with lofty ceiling space and exposed beams. A velux window brings in light giving a light and airy feel to this lovely open space.

## **Bedroom One (principal Suite)**

13' 7" x 11' 1" ( 4.14m x 3.38m )

Two steps lead down into this spacious double bedroom with slanting ceilings and exposed beams. Windows to the side and rear aspect of the house and a velux window make this room full of light. A door leads into the principal bedroom en suite.

## **En Suite**

This comprises of a Heritage bathroom suite of walk in level cubicle with rainfall shower, WC and hand wash basin, velux window and extractor fan.

## **Bedroom Two**

13' x 9' 6" ( 3.96m x 2.90m )

A good sized second double bedroom with high ceilings and exposed queens truss, mullion windows and a range of fitted wardrobes.

## **Bedroom Three**

9' 3" x 7' 5" ( 2.82m x 2.26m )

A single bedroom which could equally serve as a home office and it has a second telephone/internet connection available. With high ceilings and mullion windows, recessed shelving and a range of Hammond fitted wardrobes. This room is currently used as a craft room.

## **House Bathroom**

This is a spacious family bathroom with frosted glass mullion windows, Heritage suite of a double ended bath with Mira shower over, shower screen, WC, wash basin, inset ceiling lights and extractor fan. There is loft access to a small well lagged loft area.

## **External Space**

To the front is a stone wall boundary with a large shared driveway giving off road parking for one car and access to the single integrated garage and front door.

To the rear is an enclosed garden with stone wall boundaries to both sides and fencing to the rear aspect making the garden a private place to sit and relax. An easy maintenance garden with a paved patio area and a pebbled area with plenty of planters and pots showing an array of shrubs and plants that give all year round colour. This westerly aspect garden is a lovely sunny space to eat al fresco and to watch the astonishing sunsets across the hillside and rooftops from this chilled out vantage point.

## **Integral Garage**

Having an up and over door, this large single garage houses the recently installed Worcester Bosh central heating boiler. It has plumbing for a washing machine and space for any additional appliances as well as space for your car! There is an internal access door leading directly into the lobby area.



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welcome to

## Hollin Green Cottage Gillroyd Lane, Linthwaite Huddersfield

- Barn Conversion Packed With Characterful Features & Charm
- Bespoke Residence Perfect For Professionals, Downsizers & Those Looking For A Low Maintenance 'Lock Up & Go'
- Generously Sized Integrated Garage Plus Off Road Parking
- Low Maintenance Pretty Cottage Garden Offering Stunning Views
- Boasts En Suite Facilities

Tenure: Freehold EPC Rating: D

**£270,000**



Please note the marker reflects the postcode not the actual property

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william h brown



**01484 542072**



[huddersfield@williambrown.co.uk](mailto:huddersfield@williambrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



**[williambrown.co.uk](https://www.williambrown.co.uk)**