



Hazel Grove, Linthwaite, Huddersfield HD7 5TQ

welcome to

Hazel Grove, Linthwaite, Huddersfield

Located in highly sought-after Colne Valley, this well-presented home with garden space, a dining-kitchen and two generously sized bedrooms. A great investment opportunity for those looking to expand their portfolio, with no onward chain.



Living Room

11' 11" x 11' 9" plus bay (3.63m x 3.58m plus bay)

Good sized modern living room with carpeted flooring. Double glazed bay window to the front. Warmed by a central heating radiator and a log burner.

Kitchen

8' 11" x 13' 2" plus recess (2.72m x 4.01m plus recess)

Extremely spacious kitchen with space for dining table and chairs, light and open with two double glazed windows and a door to the rear. Laminate flooring and fitted with grey wall and base units with an integrated pantry cupboard, integrated gas hob and electric oven. Space for a fridge/freezer, under counter washing machine and dish washer and warmed by a central heating radiator.

First Floor

Landing

Carpeted landing with loft hatch leading to insulated loft space.

Bedroom One

11' 11" into recess x 11' 11" (3.63m into recess x 3.63m)

Spacious double bedroom with two double glazed windows to the front, warmed by a central heating radiator with carpeted flooring and an integrated cupboard above the stairs.

Bedroom Two

8' 9" max into recess x 9' 1" (2.67m max into recess x 2.77m)

Good sized bedroom with double glazed window to the rear, carpeted flooring and an integrated cupboard. Warmed by a central heating radiator.

Bathroom

Good sized bathroom with double glazed window to the rear and laminate flooring. Low flush WC and a wash hand basin with cupboards underneath, heated towel rail and a bath with shower over.

External

Enclosed rear garden with patio and gravel.



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welcome to

Hazel Grove, Linthwaite, Huddersfield

- Highly Sought After Location
- Front and Rear Gardens
- Schools and Local Amenities Close By Plus Good Public Transport Links
- Colne Valley Location
- Well Presented Throughout

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116952 - 0004

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