



Lane Top, Linthwaite, Huddersfield HD7 5SG

welcome to

Lane Top, Linthwaite, Huddersfield

A well-presented home in Colne Valley, immaculately presented throughout with quality fixtures and off-road parking, an integral garage, an en-suite master and open-plan living. Located close to schools and public transport links, whilst remaining in a peaceful setting with views over the valley.



Ground Floor

Entrance Hall

Tiled entrance hall offering lots of storage with an understair cupboard. Warmed by a central heating radiator.

Utility

8' 6" x 6' (2.59m x 1.83m)

Good sized utility room with tiled flooring. Laminate work tops plus drainer sink, space for under counter washing machine and tumble dryer, a pantry cupboard, and a double glazed window to the rear. Warmed by a central heating radiator.

Bedroom Four

20' 2" x 9' 8" max (6.15m x 2.95m max)

Fabulously spacious room with lots of potential, warmed by two central heating radiators, with carpeted flooring. Light and open with a double glazed window to the side, and sliding doors to the rear.

First Floor

Landing

Carpeted landing with a double glazed window to the side. Warmed by a central heating radiator.

Living Room

12' 10" x 20' 2" (3.91m x 6.15m)

Spacious and modern lounge with an alcove into the kitchen. Wood Flooring, a double glazed window and juliet balcony to the front. Warmed by three central heating radiators, plus a smart thermostat, allowing you to control the heating from your smartphone or Wi-Fi.

Kitchen

8' 5" x 16' 2" (2.57m x 4.93m)

Good sized kitchen, immaculately presented, open plan to the lounge creating a great space for hosting. Wooden flooring, fitted with modern white base and wall units with wood worktops. A 1.5 drainer sink with mixer tap, plus a waste disposal unit, an integrated induction hob and electric oven with extractor fan. Integrated full height fridge and full height freezer plus dishwasher. With a double glazed window to the rear, and one to the side.

Conservatory

9' 9" x 7' 11" (2.97m x 2.41m)

Good sized conservatory with wood flooring, double glazed windows all around, and warmed by a central heating radiator.

Second Floor

Landing

Carpeted landing with a double glazed window to the side, warmed by a central heating radiator.

Bedroom One

12' 5" into doorway x 9' 6" (3.78m into doorway x 2.90m)

Spacious bedroom with carpeted flooring, a double glazed window to the rear, and access to loft via loft hatch. Warmed by a central heating radiator.

En Suite

Immaculately presented bathroom, fully tiled with spotlights in ceiling. A bath and separate shower cubicle, low flush WC and wash hand basin. Warmed by a heated towel rail, with a double glazed window to the side.

Bedroom Two

10' 5" x 12' 9" max (3.17m x 3.89m max)

Spacious double bedroom with carpeted flooring, open plan with a dressing room. A double glazed window to the front offering fabulous views. Warmed by a central heating radiator.

Bedroom Three

8' 6" x 7' 7" (2.59m x 2.31m)

Generously sized bedroom room with carpeted flooring, a double glazed window to the rear and warmed by a central heating radiator.

En Suite

Good sized en suite with tiled flooring and a double glazed window to the front. A shower cubicle with extractor fan, low flush WC and wash hand basin. Warmed by a central heating radiator.

External

Garage

Integrated single garage with electric door, and a double glazed window to the side,

Front Garden

Driveway to the front of the house with external tap.

Rear Garden

Lawned rear garden with established shrubbery surrounding. A path with steps to the conservatory, and an outside tap.



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welcome to

Lane Top, Linthwaite Huddersfield

- Highly sought-after Colne Valley location
- Spacious rooms throughout
- Conservatory extension
- High quality fixtures and fittings throughout
- Garage, off-road parking and Enclosed rear garden
- Close to local schools and public transport
- Separate utility room

Tenure: Freehold EPC Rating: C

offers in the region of

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117089 - 0005

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