



Mill House Court, Linthwaite, Huddersfield HD7 5ZE



welcome to

Mill House Court, Linthwaite, Huddersfield

Perfect property for couples and young families with great living space and lots of storage. Located in the heart of the Colne valley with great links to the M62 and bus routes. With a Large master bedroom with ensuite and separate bedroom and a sunny rear garden with driveway parking to front.



Lounge

Immaculately presented lounge to a move in ready standard. With a feature wall with wood panelling, carpeted flooring, with a double glazed window to the front, and warmed by a central heating radiator. Plus a storage cupboard.

Kitchen

13' 4" x 8' 2" (4.06m x 2.49m)

Good sized kitchen, modern and bright with a double glazed window to the rear. Space for two to three seater dining table and chairs. Extra storage space in a utility cupboard. Integrated eclectic oven and gas hob with extractor hood, space for undercounter dishwasher and a fridge/freezer to the side. Warmed by a central heating radiator.

Downstairs Wc

Good sized bathroom with a low flush WC and wash hand basin.

First Floor Landing

Carpeted landing with a storage cupboard.

Bedroom One

Immaculately presented double bedroom with carpeted flooring, Warmed by a central heating radiator, a double glazed into to the rear. With a door into the bathroom.

Ensuite

Good sized bathroom with low flush WC, shower over bath and wash hand basin. Warmed by a heated towel rail. With laminate flooring and a tiled shower, move in ready condition.

Bedroom Two

8' 5" x 6' 3" (2.57m x 1.91m)

Good sized bedroom with a double glazed window to the front. Carpeted flooring, warmed by a central heating radiator. Again, in move in ready condition.

Bedroom Three

13' 4" x 9' 11" (4.06m x 3.02m)

Good sized, modern double bedroom with carpeted flooring, extra storage via storage cupboard. A double glazed window to the front, warmed by a central heating radiator.

Bathroom

Spacious family bathroom with laminate flooring, a shower cubicle, warmed by a central heating radiator. Low flush WC and wash hand basin.

Second Floor Office

Good sized room with loads of potential. Carpeted flooring, and storage cupboard. Warmed by a central heating radiator. With a velux window.

External Rear Garden

Good sized patio with a lawned area towards the back, enclosed by a timber fence.



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Mill House Court, Linthwaite, Huddersfield

- Move in ready condition.
- Large Second Floor Master With Ensuite And Dressing Room
- Sizable Bedrooms
- Driveway To The Front
- Good Sized Rear Garden

Tenure: Freehold EPC Rating: B

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117443 - 0002

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