

Causeway Crescent, Linthwaite, Huddersfield HD7 5NN

## welcome to

## **Causeway Crescent, Linthwaite, Huddersfield**

\*\*GUIDE PRICE £210K - £220K\*\*

Ideal property for those looking to upsize. Set in sought after Linthwaite, the home is close to local amenities, schools and public transport routes. Ideal three bed family home with a newly fitted kitchen, even complete with an EV charging station.













#### **Entrance Hall**

Well proportioned entrance hall with carpeted flooring. Warmed by a central heating radiator.

### Lounge

11' 6" x 15' 8" ( 3.51m x 4.78m )

This spacious lounge is well presented to a move in ready standard, perfect for the family this space is fitted with carpeted flooring, and has ample natural light flowing into the space from a double glazed window to the front. Warmed by a central heating radiator and fitted with a feature gas fire.

#### Kitchen

11' 6" x 18' 9" ( 3.51m x 5.71m )

Incredibly spacious kitchen makes this property a rare find. Laminate flooring and fitted with a new kitchen, plus a boiler that's only three years old. Fitted with a range of modern base and wall units with laminate worktops, with space for a range cooker and gas hob, plus an undercounter washing machine and tumble dryer. With a double glazed window and external door to the rear.

# First Floor Landing

Good sized landing with carpeted flooring, with access to the loft which is not boarded.

#### **Bedroom One**

13' 6" x 11' 7" ( 4.11m x 3.53m )

Good sized double bedroom which is well kept. Warmed by a central heating radiator and with a double glazed window to the front.

#### **Bedroom Two**

12' 4" x 11' 4" ( 3.76m x 3.45m )

The second double bedroom is spacious, fitted with carpeted flooring and warmed by a central heating radiator. With ample natural light coming from a double glazed window to the rear. Extra storage into integral cupboards.

#### **Bedroom Three**

Third bedroom makes this home ideal for the growing family, or those looking for a home office. Fitted with carpeted flooring and warmed by a central heating radiator. With a double glazed window to the front, plus extra built in storage.

#### **Bathroom**

Good sized family bathroom is bright and modern, fully tiled and has a frosted double glazed window. Fitted with a shower over bath, low flush WC and vanity sink, plus a heated towel rail.

# External Front

To the front of the property is an immaculately maintained garden with a tarmac drive providing off road parking, complete with an EV charging point.

#### Rear

To the rear of the property is a fully enclosed lawn and patio, ideal for children. Low maintenance and well looked after, plus a shed which offers plenty of extra storage.





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## **Causeway Crescent, Linthwaite, Huddersfield**

- \*\*GUIDE PRICE £210K £220K\*\*
- · Recently fitted kitchen!
- Ideal family home or those looking to upsize
- Front and rear garden plus a driveway
- EV charging point
- Sought after Linthwaite, close to local amenities, schools and M62 networks

Tenure: Freehold EPC Rating: C

Council Tax Band: A

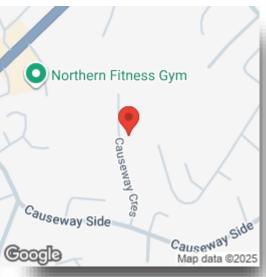
guide price

£210,000









Please note the marker reflects the postcode not the actual property

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