



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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Property Ref:
HDF117798 - 0004

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