



Banks Road, Linthwaite, Huddersfield HD7 5FP

welcome to

Banks Road, Linthwaite, Huddersfield

Well presented modern and move in ready family home, three bedroom with an integral garage. This spacious town house boasts great commuter links, amenities and is located on a quiet cul-de-sac.



Ground Floor **Downstairs Wc**

Good sized downstairs WC which adds practicality to the home. Fitted with a low flush WC and wash hand basin.

Garage

Integral garage which allows access to the driveway, providing off road parking or scope to be renovated into a home office or gym.

First Floor **Lounge**

16' 1" x 15' 10" (4.90m x 4.83m)

Extremely spacious lounge with wood flooring, modern and bright with two double glazed windows to the front providing lots of natural light. Warmed by two modern central heating radiators and a feature fireplace.

Kitchen

16' x 8' 4" (4.88m x 2.54m)

Good sized kitchen fitted with a range of base and wall units with laminate worktops. Integral electric oven and gas hob with extractor fan, and space for stand alone fridge/freezer. With ample space for dining table and chairs towards the end of the kitchen. With a double glazed window and large patio doors opening out onto the rear.

Second Floor **Bedroom One**

16' 2" x 9' 4" (4.93m x 2.84m)

Good sized double bedroom which is fitted with carpeted flooring. Warmed by a central heating radiator the space is modern and move in ready. Double glazed window to the rear providing ample natural light.

Bedroom Two

9' 9" x 8' 5" (2.97m x 2.57m)

Good sized second bedroom which is again, immaculately presented to a move in ready standard. With a double glazed window to the rear, carpeted flooring and warmed by a central heating radiator.

Bedroom Three

8' 4" x 6' 5" (2.54m x 1.96m)

The third bedroom makes the home the ideal property for a 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 rear.

Bathroom

Immaculate bathroom which is modern and bright, fitted with a bath with shower over, low flush WC and wash hand basin. With a double glazed window to the side and warmed by a heated towel rail.

External **Front**

To the front of the property is a tarmac drive leading into the integral garage which is split into two, providing extra storage and a separate utility room.

Rear

To the rear of the property is a large lawn which is fully enclosed by timber fence. Plus a patio seating area to the kitchen.



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welcome to

Banks Road, Linthwaite, Huddersfield

- Three Bedroom Town House
- Modern And Well Presented
- Integral Garage And Off Road Parking
- Spacious Garden
- Great Commuter Links, Close To The M62 Networks

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in the region of

£250,000



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Property Ref:
HDF117776 - 0005

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