



**Hazel Grove, Linthwaite, Huddersfield, HD7 5TQ**



**welcome to**

## **Hazel Grove, Linthwaite Huddersfield**

Available chain-free, this spacious home in highly sought-after Linthwaite with two reception rooms and an enclosed garden is ideal for those looking to settle down close to local schools, amenities and bus routes. With scope for cosmetic upgrades and ideal for a first purchase or investment.

### **Entrance**

With carpeted flooring and external door to the front.

### **Living Room**

14' 1" into recess x 11' 6" ( 4.29m into recess x 3.51m )  
A generously sized living room with carpeted flooring, a gas fireplace and a double glazed window overlooking the front. The room is warmed by a gas central heated radiator.

### **Dining Room**

9' 10" x 11' 6" ( 3.00m x 3.51m )  
A separate dining room with carpeted flooring, a double glazed window overlooking the rear garden and a gas central heated radiator.

### **Kitchen**

6' 10" x 11' 7" ( 2.08m x 3.53m )  
With laminate flooring, the kitchen has space for all appliances including a washing machine, an electric hob and an electric oven. The kitchen has laminate worktops with a 1.5 drainer sink, and has an access point into the cellar for additional storage space.

### **Rear Porch**

Just through the kitchen is the porch with an external door to the rear garden, tiled flooring, an electric radiator and double glazed windows.

### **Landing**

A carpeted landing with a loft hatch.

### **Bedroom 1**

9' 10" to chimney breast x 10' 7" ( 3.00m to chimney breast x 3.23m )  
The first bedroom has carpeted flooring, a double glazed window overlooking the rear and is warmed by a gas central heated radiator. There are built-in wardrobes for storage.

### **Bedroom 2**

9' 5" to wardrobes x 12' 8" ( 2.87m to wardrobes x 3.86m )  
A carpeted double bedroom with integral wardrobe space, a double glazed window overlooking the front and a gas central heated radiator.

### **Bedroom 3**

6' 10" x 9' 2" ( 2.08m x 2.79m )  
A carpeted single bedroom with a double glazed window overlooking the front and a gas central heated radiator.

### **Bathroom**

The house bathroom has a three piece suite including a shower cubicle, a low-flush W/C and a pedestal sink. With tiled flooring, a double glazed window overlooking the rear of the property and a gas central heated radiator.





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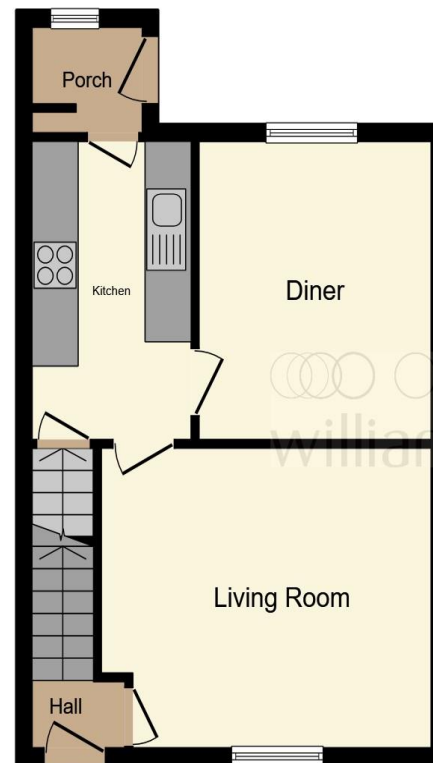
## Hazel Grove, Linthwaite, Huddersfield

- Highly sought-after location
- Two reception rooms
- Enclosed garden
- Spacious rooms throughout
- Scope for cosmetic renovations

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

offers in the region of

**£200,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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