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## Hoyle Beck Close, Linthwaite Huddersfield,

**Offers over £350,000**

This four double bedroom detached family home enjoys a cul-de-sac position and an enclosed rear garden with a southerly aspect. The property has a light and bright interior with stylish fittings, presented to a high standard throughout and located in this popular area with village schooling. The accommodation comprises an entrance lobby, open plan dining room, inner hallway, downstairs WC, contemporary kitchen with integrated appliances, separate utility and good sized living room with patio doors through to a conservatory. On the first floor are four double bedrooms, the master with en suite shower room, and a very well appointed house bathroom. There is a gas-fired central heating system with Smart thermostat and uPVC double glazing. Externally, there is parking on the spacious block paved driveway, an integral garage and a lovely rear garden which can be a real sun trap, enjoying a southerly aspect and enclosed by perimeter fencing. Viewing is highly recommended to appreciate the position, presentation and accommodation on offer.

# Hoyle Beck Close, Linthwaite Huddersfield,

## Floorplan



TOTAL: 129.3 sq.m. (1,392 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

# Hoyle Beck Close, Linthwaite Huddersfield,

## Details



### Entrance Lobby



An external uPVC door with decorative glazed panels gives access to the entrance lobby. This has grey laminate flooring and a panelled internal door leading to the dining room.

### Dining Room



This good sized open plan formal dining/sitting room is positioned at the front of the property and has a bay window with uPVC glazing. The room can accommodate a large dining table and has an open spindle staircase with useful storage cupboard beneath, which rises to the first floor landing. There is a radiator and access can be gained to an inner hallway.

### Inner Hallway

This gives access to the additional reception rooms and a personal door leads to the garage.

### Downstairs WC



This has a two-piece white suite comprising a low-level WC and a wall-mounted hand basin with splashback. There is grey laminate flooring along with a side opaque uPVC window, extractor fan and a radiator.

### Utility



Off the inner hallway on the left hand side is the utility. This has wall cupboards and base unit with brick style tiled splashbacks and plumbing for an automatic washer and space for an additional appliance, such as a condensing dryer. There is a side uPVC door along with grey laminate flooring and a radiator.

# Hoyle Beck Close, Linthwaite Huddersfield,

## Details



### Breakfast Kitchen



Positioned at the rear of the property, this is a particularly stylish and contemporary room. There are grey units to high and low levels incorporating under worktop lighting and downlighting beneath the base units. The worktops have brick style tiled splashbacks and there is a one-and-a-half bowl sink unit with mixer tap. Integrated appliances include a five-ring gas hob with illuminated canopy style filter hood, double oven, slimline dishwasher and wine cooler. There is space for a freestanding fridge freezer and a breakfast bar that matches the worktop, again with brick style tiled splashbacks and matching cupboards above, with two buffets. The room has ceiling downlighting along with a uPVC window, grey laminate flooring and a radiator.

### Living Room



This good sized reception room is positioned at the rear of

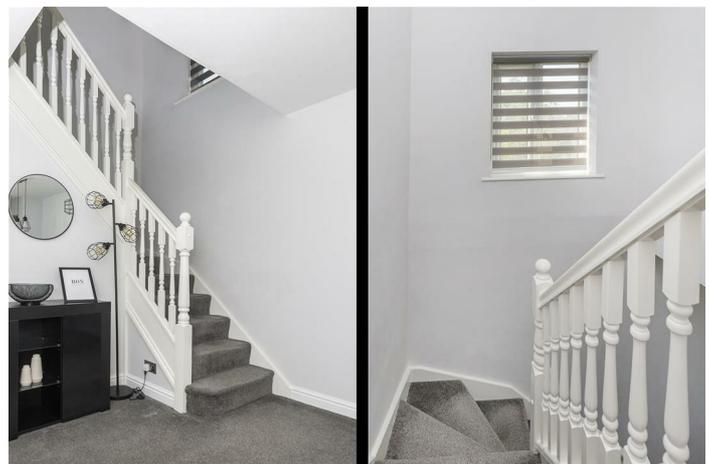
the property and can easily accommodate a good amount of furniture. It has a side uPVC window along with downlighting, two radiators and sliding patio doors leading to the conservatory.

### Conservatory



Overlooking the rear garden, this good sized room is flexible and could be used as a second sitting room or formal dining room if required. It has uPVC glazing and French doors out into the garden. There is stylish light laminate flooring and this room enjoys a southerly rear aspect.

### First Floor Landing



From the dining room, the spindle balustrade staircase rises to the first floor landing which is part galleried above the dining room. There is a useful shelved storage cupboard incorporating a radiator and access to the loft area via a drop down ladder.

# Hoyle Beck Close, Linthwaite Huddersfield,

## Details



### Bedroom One



This large double bedroom is positioned at the rear of the property and enjoys a southerly aspect. There is a uPVC window and the room can accommodate fitted or freestanding furniture. There is also provision for a wall-mounted TV and a radiator. This room has the advantage of an en suite shower room.

### En Suite Shower Room



The shower room has a white three-piece suite. The shower cubicle has a tiled interior along with a glazed door, a handheld shower attachment and an overhead waterfall style shower fitting. There is a pedestal wash hand basin with splashback and a low-level WC. The room has ceiling downlighting along with an illuminated mirror fronted toiletries cabinet, an extractor fan, a side opaque uPVC window and an upright grey ladder style radiator.

### Bedroom Two



This double bedroom is positioned at the front of the property and has a uPVC window overlooking the cul-de-sac and across the valley towards Golcar from its elevated position. It can easily accommodate fitted or freestanding furniture and has a radiator.

### Bedroom Three



This double bedroom is positioned at the front of the property and has a uPVC window with a similar outlook to that of bedroom two. It can easily accommodate fitted or freestanding furniture and has a radiator.

# Hoyle Beck Close, Linthwaite Huddersfield,

## Details

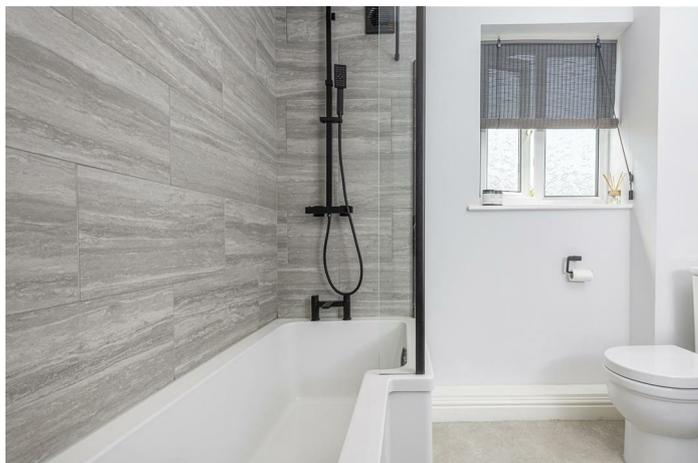


### Bedroom Four



This double bedroom is positioned at the rear of the property and enjoys a southerly aspect from its uPVC window. There is plenty of room for fitted or freestanding furniture and a radiator.

### House Bathroom



The stylish house bathroom has a white three-piece suite comprising a P-shaped bath with a hand-held shower attachment and overhead waterfall style shower fitting, a rectangular hand wash basin with storage cupboards below and a low-level WC. Around the bath is full height tiling along with ceiling downlighting, an opaque uPVC side window and an upright grey ladder-style radiator.

### External Details



At the front of the property is a block paved driveway which widens and can accommodate several vehicles. There is an open plan rockery style garden area to the right and gravelled section ideal for tubs, pots and planters. To the right hand side of the property is a further gravelled area ideal for a shed and, to the left hand side, a paved pathway continues around to the rear of the property via a metal gate. To the rear is a flagged seating/patio area along with perimeter fencing and this garden can be a real sun trap, having a southerly aspect. There is external lighting and water.

### Garage

This has a Hormann up-and-over door, power, lighting and a side uPVC window. The garage houses the Viessmann boiler for the central heating system. There is a radiator and a personal door leads to the inner hallway.

### Tenure

We await further confirmation from the vendors regarding the tenure of this property. 30.06.24

# Hoyle Beck Close, Linthwaite Huddersfield,

Directions

