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## **Banks Road, Linthwaite Huddersfield,**

**Offers over £300,000**

This sizeable end town house in a block of just three has accommodation arranged over three floors. The property offers flexibility with three first floor bedrooms and the option of one of the two large reception rooms being a fourth bedroom. The house enjoys views across and down the valley from its position within this popular village with local schooling nearby. The accommodation comprises an entrance hallway, inner hallway, guest WC and living room on the ground floor. On the lower ground floor is a large dining kitchen with a separate entrance and integrated appliances, utility room, guest WC and large games room/sitting room with access to the garden. On the first floor are three bedrooms (the master having a walk-in wardrobe), en suite shower room and house bathroom. The property has a gas-fired central heating system, uPVC double glazing and a security system. Externally, there is parking on the driveway, an integral garage and a useful storage room beneath the driveway. To the rear of the property is an enclosed rear garden with timber decking, artificial grass and enclosed by fencing.

# Banks Road, Linthwaite Huddersfield,

## Floorplan



**Banks Road, Linthwaite, Huddersfield, HD7 5LP**

Total Area: 164.2 m<sup>2</sup> ... 1768 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

# Banks Road, Linthwaite Huddersfield,

## Details



### Entrance Hallway

A uPVC entrance door with a glazed panel gives access to the entrance hallway which has a large uPVC window surrounded by floor to ceiling tiling. The hallway incorporates the staircase that rises to the first floor accommodation. There is coving to the ceiling, engineered wood flooring, a radiator and a door leading to an inner hallway.

### Inner Hallway

A staircase leads down to the guest WC.

### Guest WC

This room has a white two-piece suite comprising a circular hand basin set to a display unit with storage beneath and a low-level WC. There is feature tiling, engineered wood flooring, an extractor fan and a radiator.

### Living Room

This good sized, light and bright reception room is positioned at the rear of the property. It could be an additional bedroom should buyers wish to use the lower ground floor as a living space. The room has twin uPVC windows with views across and down the valley. A feature wall has decorative slate style tiling incorporating an electric fire and provision for a flat screen TV. There is plenty of space for furniture and a radiator.



### Lower Ground Floor

A staircase leads down to the lower ground floor accommodation from the hallway. The staircase has spindle balustrading, a handrail and feature wall tiling.

# Banks Road, Linthwaite Huddersfield,

## Details



### Dining Kitchen

The dining kitchen has an array of units to high and low levels with working surfaces, matching up-stands, LED lighting within the kick boards and a stainless steel sink. Integrated appliances include a double oven, induction hob with pull-out style filter hood, fridge, freezer, wine cooler and dishwasher. The room has oak flooring and plenty of space for a formal dining table. There is a contemporary radiator, a uPVC and glazed door and a set of steps leading up to the driveway. Beneath the staircase is a further storage cupboard and access can be gained to the utility.



### Utility

The utility has wall cupboards and base units, a stainless steel sink, plumbing for an automatic washer and space for a dryer. This room houses the boiler for the gas-fired central heating system. There is appropriate tiling to the walls, a radiator and floor tiling.

### WC

Four steps lead down from the dining kitchen to a downstairs WC. This has a two-piece suite comprising a wall-mounted wash hand basin and a low-level WC. There is tiling to the walls and floor and an extractor fan.

### Bedroom Four/Family Room

This multipurpose room is currently set out as a games room/sitting room and has French doors out onto the timber decking. The room works particularly well as an entertaining room with access to the garden. There is plenty of space for furniture, a uPVC window and two radiators.

### First Floor Landing

The staircase rises to the first floor landing from the entrance hallway where there is spindle balustrading and access to the loft area. There is a large, shelved storage cupboard with a hanging rail.

### Bedroom One

This large double bedroom is positioned at the rear of the property and enjoys a 180-degree view across and down the valley via a uPVC window. The room can accommodate plenty of furniture, has a large walk-in wardrobe, feature tiling to one wall, a recess for a flat-screen TV and a radiator. Access is available to en suite shower room.

### En Suite Shower Room

The room has a shower cubicle with glazed doors, an overhead waterfall style shower fitting and a hand-held shower attachment. There is a wash hand basin with a storage cupboard beneath and a low-level WC. The walls and floors are tiled with downlighting to the timber panelled ceiling. There is an upright chrome ladder style radiator and a side opaque uPVC window.

### Bedroom Two

This double bedroom is positioned at the front of the property, is positioned at the front of the property and has grey laminate flooring, plenty of space for fitted or freestanding furniture, a uPVC window and a radiator.

# Banks Road, Linthwaite Huddersfield,

## Details



### Bedroom Three

This single bedroom has space for furniture, a uPVC window and a radiator.

### House Bathroom

The bathroom has a white three-piece suite comprising a panelled bath with a curved shower screen and a shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, an extractor fan, a side uPVC window and a radiator.

### External Details

At the front of the property is a driveway providing parking and access to the garage. The garage is set back slightly and provides shelter from the elements, with an up-and-over door, power and lighting. Off the driveway, steps lead down to the lower ground level where a door gives access to the dining kitchen. Immediately before this is a door which gives access to a useful storeroom beneath the driveway. The rear garden is designed for ease of maintenance with a two-tier timber decked seating area, the initial portion accessed from the French doors within the sitting room/games room. Three steps lead down to the larger, decked area which is a pleasant outdoor eating and entertaining space. There is an artificial grassed garden and steps with coloured slate leading to a further paved area. The garden is enclosed by perimeter fencing.



# Banks Road, Linthwaite Huddersfield,

Directions

