

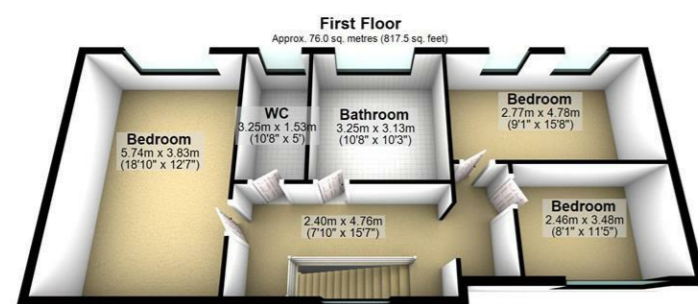
# BOULTONS

54 JOHN WILLIAM STREET  
HUDDERSFIELD  
HD1 1ER  
01484 515029



201 The Rock, Gillroyd Lane  
Linthwaite, Huddersfield, HD7 5SR

Offers Over £420,000



Total area: approx. 177.3 sq. metres (1908.9 sq. feet)  
For illustration purposes only, not to scale.  
Plan produced using Planika.  
201 The Rock, Huddersfield



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\*\*\*\* A HIGHLY REGARDED LOCATION WITH A WONDERFUL BLEND OF CHARACTER & SPACE \*\*\*\*

Set within a conservation area is this UNIQUE property offers a WEALTH of CHARM and period detail which will only be truly revealed upon a full inspection. Beautifully presented having been WELL CARED FOR by the current vendors and providing flexible and spacious accommodation that briefly comprises: GF - Entrance porch, hallway, fitted kitchen, generous lounge semi open plan to the dining room, a separate living room, utility room, partly installed shower room. LGF - two cellars. FF - spacious landing, 3 bedrooms, a house bathroom with separate WC. Externally there is a substantial detached double garage, attractive gardens and a additional vegetable garden. Set in a popular semi-rural location with easy access to the surrounding villages, near to well respected schooling and very well placed for local and regional commuters. GFCH system and sealed unit double glazing.

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ACCOMMODATION

GROUND FLOOR

FRONT ENTRANCE VESTIBULE

5'10" x 4'7"

Accessed via a uPVC front door, two uPVC double glazed windows and housing the central heating boiler.

HALLWAY

15'1" x 3'3".29'6"

Having a feature staircase rising to the first floor with spindle posts on display and enjoying natural light from the uPVC double glazed window.

LOUNGE

18'0" x 17'0"

An attractive and charming room which is very well proportioned and benefits from deep skirting boards. There is a feature alcove with lighting and a picture rail, two uPVC double glazed windows allowing ample natural light to this room with double doors through to the dining room. The focal point to the room is stone feature fireplace with a gas fire sat on a stone hearth, there are exposed beams on display and a central heating radiator.

DINING ROOM

10'9" x 9'6"

Semi open plan in design separated by double doors from the lounge, there is a feature of exposed stonework around the double doors, two large uPVC double glazed windows enjoying views of the rear garden and beyond. Traditional beams are exposed and provide a lovely feature, there is access via an internal door into the kitchen.

REAR ENTRANCE VESTIBULE

9'2" x 4'3"

A welcoming area accessed through the uPVC door, there is a uPVC feature arch window and cloak hooks.

KITCHEN

10'9" x 10'5"

Fitted with a range of wall and base units in a traditional shaker style oak with working surfaces above the base units incorporating a stainless steel sink with mixer tap over. The kitchen is complimented by part tiled splash backs around the preparation areas and there is attractive exposed stone work detail and tiled flooring, there is a large PVC double glazed window which takes in an open aspect beyond the garden. The kitchen is further equipped with a with an integrated oven, microwave, electric hob and extractor above, spotlights to the ceiling and a central heating radiator.

LIVING ROOM

16'0" x 16'0"

A generous and well presented reception room which is located at the rear of the property and featuring exposed beams. The focal point of the room is an attractive stone chimney breast, additionally there is a uPVC double glazed window a door leading out to the rear garden and a central heating radiator.

UTILITY ROOM

8'10" x 4'7"

There is plumbing for the washing machine and additional storage space in this versatile area.

SHOWER ROOM & WC

7'6" x 4'7"

A partly installed three piece suite comprising a shower tray, pedestal hand wash basin and a low level w.c and a central heating radiator.

FIRST FLOOR

LANDING

21'11" x 7'2"

A spacious landing with a uPVC double glazed window allowing an abundance of natural light, There is coving to the ceiling, a dado rail and attractive bespoke spindles.

BEDROOM

18'4" x 12'9"

Positioned to the rear of the property and over looking the rear garden and views beyond via the large uPVC double glazed window. There is a central heating radiator and coving to the ceiling.

BATHROOM

11'1" x 9'10"

A superb split level four piece traditional bathroom with a corner bath, low flush w.c, pedestal hand wash basin and double shower cubicle. Additionally there is complimentary tiled splash backs , radiator and uPVC double glazed window with privacy glass inset.

SEPARATE WC

10'2" x 4'11"

Fitted with range of wall and base units incorporating a hand wash basin and low-level WC. There is a central heating radiator and a uPVC double glazed window with privacy glass inset.

BEDROOM

14'9" x 8'10"

Again located to the rear of the property and having two uPVC double glazed windows and two radiators.

BEDROOM

11'1" x 7'2"

With radiator and uPVC double glazing.

LOWER GROUND FLOOR

CELLAR 1

9'6" x 8'10"

CELLAR 2

14'9" x 7'2"

A traditional vaulted cellar with stone table.

OUTSIDE

GARDENS

To the side of the property is a driveway leading to the detached double garage and providing ample off road parking. The rear garden enjoys an attractive and established largely lawned gardens with well stocked low maintenance beds and borders together with the benefit of a separate vegetable garden. There is a rear garden gate allowing easy access out onto the playing fields and additionally there is a summer house.

DETACHED DOUBLE GARAGE

31'9" x 18'0"

The garage is a substantial space which offers versatile usage with the convenience of electric, loft storage and there is a pedestrian access door from the rear garden and two windows.

EPC RATING E52

COUNCIL TAX BAND D

TENURE

We understand the property to be a freehold title. Further information can be obtained during the conveyancing process.

