



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 2 Black Rock Drive, Huddersfield, HD7 5ZA Offers In The Region Of £250,000

\*SSTC\* SET ON THIS STUNNING DEVELOPMENT OF LINTHWAITE, NOT TO BE MISSED \*REDUCED BY £24,995 FOR A QUICK SALE\* \*A FABULOUS PROPERTY IN THIS PRIME POSITION IN LINTHWAITE\* \*A STUNNING FAMILY HOME\* This generous and immaculately presented three bedroom family home is situated on the well regarded and very popular 'Stonegate' development in Linthwaite, being set back from the main flow of traffic and will appeal to an array of buyers. A semi-detached residence, being well proportioned and tastefully decorated throughout with gas central heating system, uPVC double glazing and security alarm. The property briefly comprises of: entrance composite door leads to the reception hallway with a useful downstairs cloakroom/w.c, spacious lounge which then leads to the rear garden and a modern fitted dining kitchen. To the first floor landing there are three good sized bedrooms and a modern house bathroom with the primary bedroom offering en-suite. Externally there is a tandem driveway offering off road parking for three cars leading to a detached garage. Landscaped gardens to the front, side and rear with gated access, flagged patio and mainly laid to lawn garden with flower beds and a further raised decked patio \*VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE WHAT THIS PROPERTY HAS ON OFFER\* Viewings are by appointment only! Telephone the Agent on 01484 644555 \*VIRTUAL VIEWING AVAILABLE\* EPC "B"

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## ENTRANCE DOOR

Entrance composite security door leads to:

## RECEPTION HALLWAY



Reception hallway with staircase rises to the first floor landing and useful under stairs storage cupboard. Featuring a thermostat, dado rail, a wall mounted gas central heated radiator doors leading to:

## MODERN DOWNSTAIRS CLOAK ROOM 5'11 x 3'3 (1.80m x 0.99m)



A well appointed cloakroom/w.c, with uPVC window to the side aspect, consisting of: a two piece suite in white and chrome effect fittings, hand wash pedestal with tiled splash back and low level flush w/c. Finished with wall mounted gas central heated radiator:

## STUNNING DINING KITCHEN 14'11 x 10'11 (4.55m x 3.33m)



A stunning dining kitchen being set to the front aspect with uPVC double glazed window allowing a natural flow of light and chrome effect fittings, comprises of a modern range of wall and base units in High Gloss Grey with complimentary working surfaces, inset stainless steel sink unit and drainer with mixer tap. Integral electric oven and a four ring gas hob with a stainless steel extractor hood over. Integral dishwasher and a washing machine as well as an integrated fridge/freezer. There is also ample space for a dining table and chairs. Finished with wall mounted gas central heated radiator, matching wood effect vinyl flooring and ceiling spot lighting, door leading to:

## BEAUTIFUL LOUNGE 15'6 x 10'2 (4.72m x 3.10m)



A well appointed modern lounge which is set to the rear aspect, uPVC double glazed patio doors lead into the rear garden. Finished with T.V.point, telephone point and two wall mounted gas central heated radiator:

## TO THE FIRST FLOOR LANDING



To the first floor landing with doors giving access to all rooms, useful storage cupboard and a storage cupboard housing the combi-boiler:

## MODERN HOUSE BATHROOM 8'1 x 6'8 (2.46m x 2.03m)



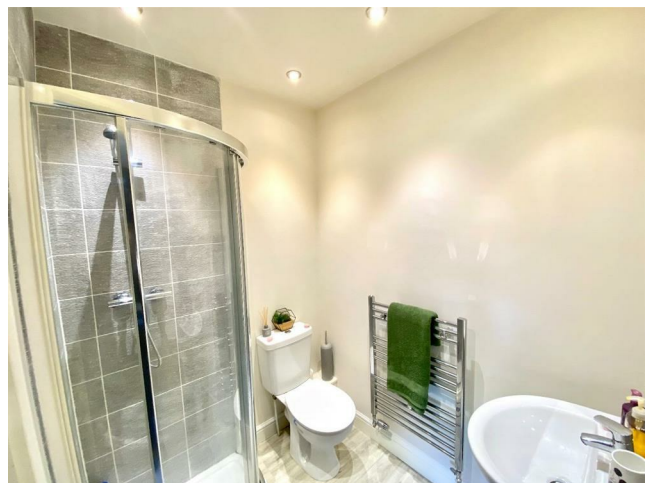
A partly tiled, house bathroom with uPVC double glazed opaque window to the rear aspect. Featuring a three piece bathroom suite in white with chrome effect fittings, comprising of: panelled bath with electric fitted shower over, shower attachment and splash screen, hand wash pedestal basin and low level flush w/c. Finished with built-in LED spotlights, wall mounted extractor fan, wall mounted heated towel rail and tiled flooring:

## BEDROOM ONE 13'2 x 10'2 (4.01m x 3.10m)



A large double bedroom with uPVC double glazed windows to rear elevation, featuring built in wardrobes and en-suite facilities. Finished with wall mounted gas central heated radiator:

## EN-SUITE SHOWER ROOM 6'4 x 5'1 (1.93m x 1.55m)



Partly tiled en-suite shower room which features chrome effect fittings and contemporary three piece suite which comprises of:- shower cubicle with mains fitted chrome shower over, hand wash pedestal and a low level flush W/C. Finished with a chrome heated towel rail, shaver point, an extractor vent and complimentary vinyl flooring:

## BEDROOM TWO 11'5 x 8'1 (3.48m x 2.46m)



A second double bedroom with uPVC double glazed window to the front aspect, finished with wall mounted gas central heating radiator:



### BEDROOM THREE 7'10 x 7'1 (2.39m x 2.16m)



A third bedroom which is used as a office/games room boasts uPVC window to the front elevation and wall mounted gas central heated radiator:

### EXTERNALLY



Externally this property offers small frontages with flower beds and shrubs, flagged path leads to steps to the front elevation. To the side having planted shrubs and flower beds, tandem driveway provides off road parking for three cars which leads to a detached garage with up and over door. To the rear aspect via gates, a flagged patio which leads up to a raised decked BBQ area, laid to lawned garden with LED lighting and finished with a further decked patio, an outside hot and cold taps which is ideal for pets, making this property an ideal space for bistro dining and BBQs in the summer months:

### DETACHED GARAGE



A detached garage with up and over door power and lighting:

### FURTHER PHOTOGRAPHS

A selection of further photographs:

### ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:  
Local Schools: Linthwaite Clough Junior Infant and Early Years School, Colne Valley High School, Linthwaite Ardron C of E Voluntary Aided Junior & Infant School, Nields Junior Infant & Nursery School, Wellhouse Junior & Infant School, Slaithwaite Junior & Infant School

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

### ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can

be downloaded via the YouTube link.  
Please ask the agents for the detail.

Please Note: Unauthorized reproduction prohibited.

### **Council Tax Bands**

The council Tax Banding is "C"  
Please check the monthly amount on the Kirklees Council Tax Website.

### **Tenure**

This property is Freehold.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8005-2136-7539-9397-3613>

### **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **DISCLAIMER**

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

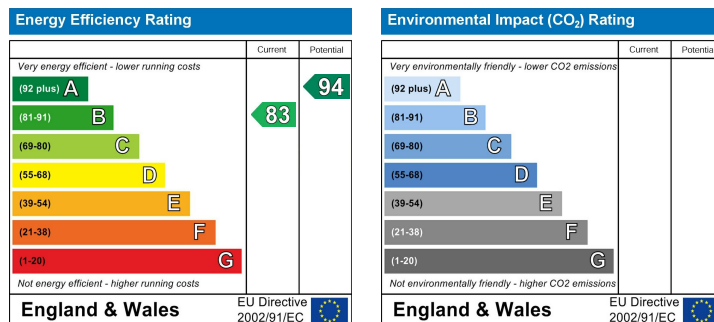
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## Floor Plan



## Energy Efficiency Graph



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