

# Peter David

# Properties Ltd

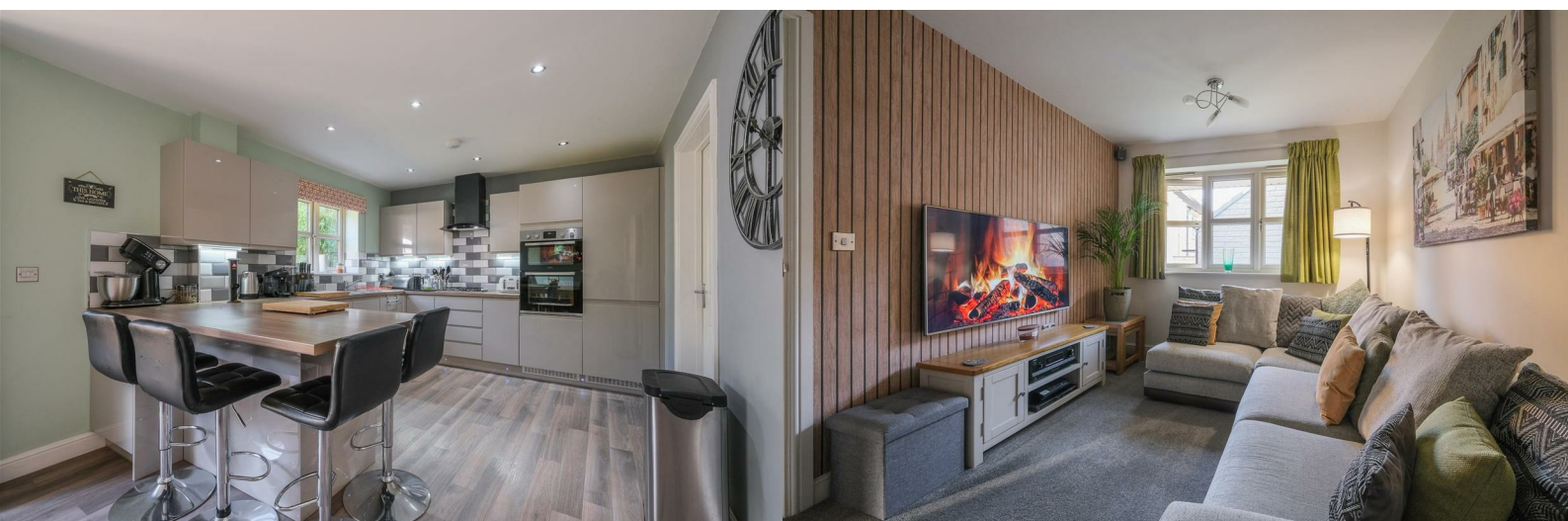
Residential Sales and Lettings



## 11 Black Rock Court

Huddersfield, HD7 5ZD

Offers Over £400,000



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Linthwaite, Huddersfield, HD7 5ZD

**Offers Over £400,000**



Nestled in the charming area of Black Rock Court, Linthwaite, Huddersfield, this exquisite detached house offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The open plan kitchen living provides ample space for relaxation and entertaining, making it a delightful setting for gatherings with friends and family.

The house boasts two contemporary bathrooms, ensuring convenience for all residents. Its high specification finish reflects a commitment to quality, making it a standout choice for discerning buyers. Additionally, with two years remaining on the NHBC warranty, you can enjoy peace of mind knowing that the property is protected.

Situated only a short distance from the vibrant village centre of Slaithwaite, residents will benefit from easy access to local amenities, including shops, cafes, and schools including Ofsted 'Good' Colne Valley High School. It benefits from a detached double garage, driveway and landscaped private garden, which borders fields to two sides - a highly desirable feature.

In summary, this detached house in Linthwaite is a remarkable opportunity for those seeking a stylish and spacious family home in a desirable area. With its modern features and proximity to the village centre, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this splendid property your own.

**\*\*This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.\*\***

## **Entrance Hallway**

From the front of the property the entrance hallway provides access to all ground floor accommodation.

## **Open-Plan Kitchen Diner**

A beautifully appointed modern kitchen, which is open plan to the dining area. Featuring grey gloss wall and base units, and integral appliances including: a double oven, a gas ring,

overhead extractor fan, fridge-freezer and a dishwasher. Metro-tiled splashbacks, spotlight ceiling and access to the utility room. The dining area benefits from patio doors to the rear garden, and there is a window overlooking the sink, allowing plenty of natural light.

## **Utility Room**

Adjacent to the kitchen, and with complementing wall and base units. Space for free-standing appliances.

## **Living Room**

A good-sized living room with a feature wall and a window to the front aspect.

## **Ground Floor WC**

Perfect for guests, this convenient ground floor WC with a hand basin.

## **Second Reception Room / 5th Bedroom**

A multi-purpose second reception room, which could be used as a study, playroom or snug. This room also offers the opportunity for a fifth bedroom.

## **Landing**

A pleasant landing with a loft hatch and access to all first floor bedrooms. Useful storage cupboard, housing boiler and hot water tank.

## **Bedroom One**

A large double bedroom with built in wardrobes and access to an en-suite. Window to the front elevation.

## **En-Suite**

A modern bathroom with a three piece suite, comprising: a WC, a hand basin and a large shower cubicle. Part-tiled and wall-mounted, mirrored vanity. Window to the front elevation.

## **Bedroom Two**

A double bedroom with a window to the rear elevation.

## **Bedroom Three**

A third double bedroom with a window to the rear elevation.

## **Bedroom Four**

A good-sized fourth bedroom.

### House Bathroom

This neutrally decorated house bathroom has a four piece suite, comprising: a WC, a hand basin and a bath with shower over and a seperate shower.

### Garage / Gym

This detached double garage offers secure parking, or could be used as a home gym.

### External

The property is situated on a corner plot with landscaped gardens that feature both a lawn and a patio. Mature shrubbery and trees. Offering privacy. To the front of the property there is a driveway for four cars, leading to the double garage and a well-maintained front garden.

### Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

### Directions

For Satnav please use the postcode HD7 5ZD.

### Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers

will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Peter David Properties Ltd**  
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Study / B5  
7'4" x 12'5"

Utility  
7'4" x 5'7"

Lounge  
8'10" x 16'5"

K / Diner  
23'11" x 10'10"

HD75ZD  
Internal - 1657ft2

Garage / Gym  
19'11" x 18'6"

Ensuite  
6'7" x 6'7"

B4  
8'3" x 11'7"

B1  
11'5" x 14'5"

B3  
8'6" x 12'8"

B2  
8'6" x 12'10"

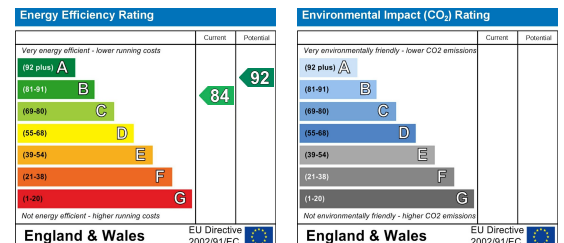
Bath  
6'1" x 9'0"

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.