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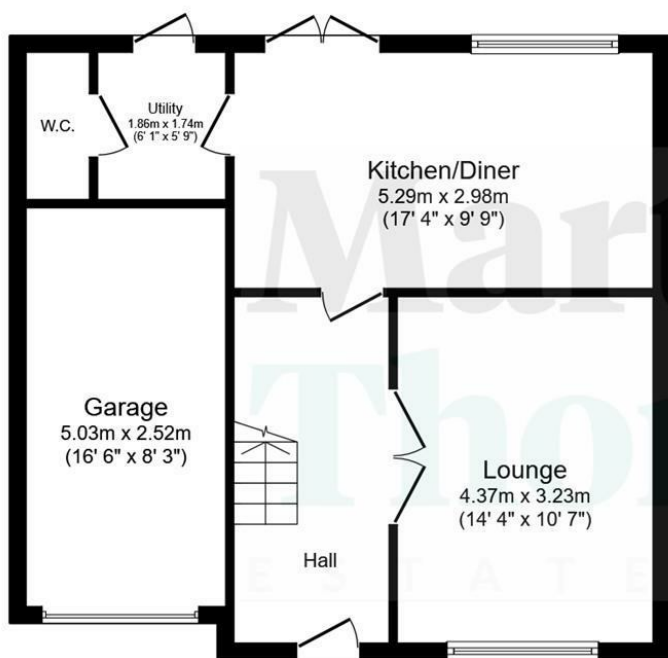
## **Black Rock Drive, Linthwaite Huddersfield,**

**Offers in the region of  
£365,000**

A well presented four bedroomed, detached family home, standing among other contemporary homes, located in this popular village with well-regarded local schooling, the property enjoys a cul-de-sac setting and enclosed private rear garden. The property has an integral garage with up and over door, and a block paved driveway providing off road parking. There is an entrance hallway with double doors into the living room, a rear open plan dining kitchen with integrated appliances, adjoining utility room and a downstairs WC. To the first floor, the Master Bedroom has its own walk-in wardrobe / dressing area and en-suite shower room. There are three further good sized bedrooms and a house bathroom. The property enjoys a popular and well regarded village location, close to amenities and the M62 motorway network. An early inspection is advised to appreciate the presentation and position that the property offers.

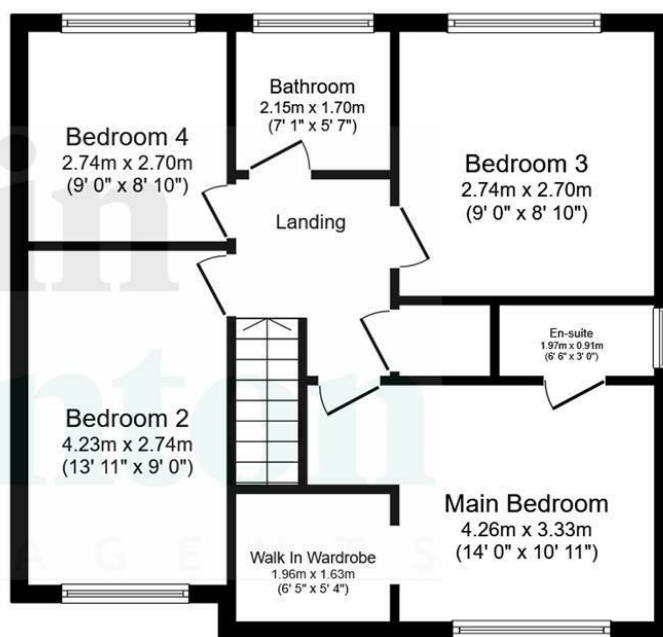
# Black Rock Drive, Linthwaite Huddersfield,

## Floorplan



**Ground Floor**

Floor area 57.7 sq.m. (621 sq.ft.)



**First Floor**

Floor area 57.7 sq.m. (621 sq.ft.)

Total floor area: 115.5 sq.m. (1,243 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)

# Black Rock Drive, Linthwaite Huddersfield,

## Details



### Entrance Hall

A uPVC door with decorative double-glazed inserts opens to the entrance hall, where there is a ceiling light point and a useful under stairs storage cupboard, home to the electric fuse box, with space for storing shoes and coats. A balustrade and spindle staircase leads to the first floor. The hall also has a radiator and timber doors opening into the living room.



### Living Room

This reception room has a lovely outlook from the front elevation via a uPVC double-glazed window. It has two ceiling light points, a radiator and laminate flooring.



# Black Rock Drive, Linthwaite Huddersfield,

## Details



### Kitchen Diner

This room is positioned at the rear of the property and has a lovely view over the garden via a uPVC double-glazed window. There is a continuation of the laminate flooring. The kitchen area has a range of high gloss wall and base cupboards, drawers, roll-edge worktops with matching upstands and a one-and-a-half bowl stainless steel sink. Integrated appliances include a double oven, four-ring gas hob, canopy style filter hood, fridge freezer and dishwasher. There is ceiling downlighting throughout. The dining area has plenty of room for furniture, a ceiling light point and a radiator. French doors give access to the rear garden and a timber door leads through to the utility.



### Utility

The utility has wall and base cupboards, worktops, space for a dryer and an integrated washing machine. A composite door leads out into the rear garden and a timber door gives access to a downstairs WC.



# Black Rock Drive, Linthwaite Huddersfield,

## Details



### Downstairs WC

This room has a white suite comprising a pedestal hand basin with mixer tap and a low-level WC. There is a tiled splashback, a continuation of the laminate flooring, a ceiling light point and a radiator. A uPVC double-glazed window provides natural light from the rear elevation.



### First Floor Landing

From the entrance hall, a balustrade and spindle staircase rises to the first floor landing, where there is a ceiling light point and a useful linen cupboard, which also houses the Vaillant central heating boiler. Access can be gained to partially boarded loft space via a pull-down ladder.

### Bedroom One

This large double bedroom is positioned at the front of the property and has a lovely view via a uPVC double-glazed window, a ceiling light point and a radiator. It has a walk-in wardrobe with shelving and hanging rails, a ceiling light point and a uPVC double-glazed window. Being the master bedroom, it has the advantage of an en suite shower room.



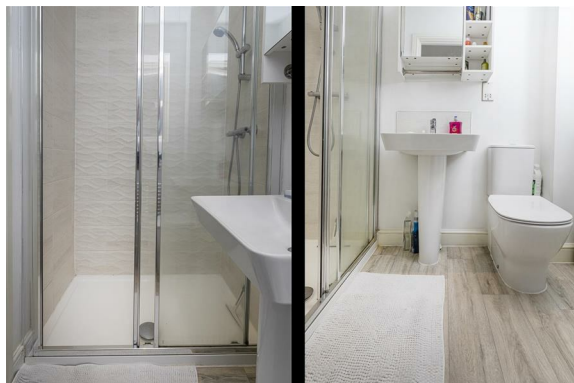
# Black Rock Drive, Linthwaite Huddersfield,

## Details



### En Suite Shower Room

This room has a white suite comprising a shower cubicle with a glass door, home to a mains fed shower, a pedestal hand basin with a mixer tap and a low-level WC. There is vinyl style flooring, appropriate tiling to the walls, an extractor fan, ceiling downlighting and a chrome ladder style heated towel rail. A uPVC double-glazed window provides natural light from the side elevation.



### Bedroom Two

This double bedroom has a similar outlook to that of bedroom one, via a uPVC double-glazed window. It has plenty of room for furniture, a ceiling light point and a radiator.



# Black Rock Drive, Linthwaite Huddersfield,

## Details



### Bedroom Three

This double bedroom has a uPVC double-glazed window to the rear elevation, a ceiling light point and a radiator. It is currently utilised as a dressing room.



### Bedroom Four

This double room is currently used as a home office and can accommodate lots of furniture. It has a uPVC double-glazed window to the rear elevation, a ceiling light point and a radiator.



### House Bathroom

The bathroom has a white suite comprising a panelled bath with a shower over and shower screen, a pedestal hand basin and a low-level WC. There is appropriate tiling to the walls, laminate style flooring and a uPVC double-glazed window.



# Black Rock Drive, Linthwaite Huddersfield,

## Details



### External Details

Standing amongst other stylish, contemporary homes, immediately in front of the property is a block paved, double width driveway, providing side by side standing and a level, open plan lawned garden and an integral garage with an up-and-over door, power and light. The front door has a canopy and wall light point. There is an outside power point. The rear garden is accessed via a timber gate and has an Indian slate patio area, a raised lawned area and a useful potting shed. There is a further Indian slate patio area, perfect for outdoor entertaining, raised beds, outside wall light points and fenced borders.



### Tenure

The vendor informs us that the property is freehold.

# Black Rock Drive, Linthwaite Huddersfield,

Directions

