



Clough Drive, Linthwaite, HUDDERSFIELD, HD7 5PX

welcome to

Clough Drive, Linthwaite, HUDDERSFIELD

Beautifully presented 3-bed mid-terrace in sought-after Linthwaite, offering a modern kitchen/diner, cosy lounge, three spacious bedrooms, off-street parking and low-maintenance gardens, close to schools, amenities and transport.



Entrance Hall

A welcoming entrance hall featuring a warm wood-oak floor and a fitted radiator, setting the tone for the tasteful presentation found throughout the home.

Lounge

13' 10" into recess x 10' 9" +bay (4.22m into recess x 3.28m +bay)

A beautifully presented lounge featuring a warm wood floor, a charming multifuel stove as the focal point, and a double-glazed bay window that brings in plenty of natural light. The room offers ample space for seating and includes a fitted radiator for year-round comfort.

Kitchen/Diner

15' 3" x 11' 4" (4.65m x 3.45m)

A bright and stylish kitchen/diner featuring a tiled floor, stone worktops and a striking half brick-tiled wall that adds warmth and character. Well-equipped with integrated fridge/freezer, dishwasher, washing machine, gas hob, oven and extractor hood. Double-glazed window to the rear, radiator, spotlights and an additional under-stairs storage cupboard complete this generous and practical space.

Landing

A light and tidy landing area with soft carpet underfoot and a useful integrated cupboard, providing practical storage while linking the first-floor rooms seamlessly.

Bedroom Two

7' 10" x 7' 2" (2.39m x 2.18m)

A bright and comfortable bedroom featuring a wooden floor, a double-glazed rear window bringing in natural light, and a fitted radiator to keep the space warm and inviting.

Bathroom

A well-presented family bathroom featuring a bath with shower over, a modern sink and a heated towel rail. Finished with vinyl flooring, it includes a double-glazed rear window, an integrated storage cupboard and an extractor fan for added convenience.

Bedroom One

10' 11" +bay x 11' 9" -to wards (3.33m +bay x 3.58m -to wards)

A generous front bedroom featuring soft carpet, a double-glazed bay window that enhances the sense of space and light, and integrated wardrobes offering excellent built-in storage.

Bedroom Three: Attic

12' 10" x 13' 7" (3.91m x 4.14m)

A spacious attic bedroom with soft carpet, ample room for a double bed and a useful inbuilt cupboard in the alcoves. Twin Velux windows to the front and rear bring in excellent natural light, while a fitted radiator ensures the space stays comfortable throughout the year.



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welcome to

Clough Drive, Linthwaite, HUDDERSFIELD

- Modern kitchen/diner with integrated appliances
- Stylish cream cabinetry and stone worktops
- Cosy lounge with multifuel stove and bay window
- Three well-proportioned bedrooms
- Neatly presented family bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£240,000



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