



**Heights Drive, Linthwaite, Huddersfield, HD7 5SU**

**welcome to**

**Heights Drive, Linthwaite, Huddersfield**

This well-presented, furnished, detached three-bedroom bungalow offers a practical single-level layout, a modern kitchen, a spacious lounge and neatly finished bedrooms and bathroom. With a large driveway, front and side gardens and excellent access to local amenities, schools and transport links.



## Lounge

11' 9" x 18' 9" ( 3.58m x 5.71m )

A spacious and inviting lounge featuring soft carpet underfoot, integrated surround sound, and two modern upright radiators. Double-glazed French doors open to the side of the property, allowing plenty of natural light and providing easy access to the garden.

## Kitchen

8' 9" x 19' 9" ( 2.67m x 6.02m )

A bright and modern kitchen featuring two double-glazed windows to the front and side, complemented by a sleek upright radiator. The space is well equipped with integrated appliances including a dishwasher, washing machine, fridge/freezer and double electric oven, along with a gas hob and extractor hood. A 1.5-bowl drainer sink sits beneath the stylish gloss-white cabinetry and laminate flooring. The kitchen opens into an extended area that provides ample room for a dining table, creating a practical and sociable layout.

## Bedroom One

9' 10" x 14' 10" ( 3.00m x 4.52m )

A generously sized double bedroom offering plenty of space, complete with soft carpeting, a fitted radiator and integrated wardrobes for convenient storage. A double-glazed window to the side elevation provides natural light and a pleasant outlook.

## Ensuite

A neatly presented ensuite fitted with carpet, featuring a wash basin, low-flush W/C and a shower cubicle. An extractor fan provides ventilation, while a heated towel rail adds a practical and comfortable finishing touch.

## Bedroom Two

8' 7" x 12' 11" ( 2.62m x 3.94m )

A well-proportioned bedroom featuring soft carpet, a fitted radiator and integrated wardrobes for convenient storage. A double-glazed window to the front elevation provides natural light and a pleasant

outlook.

## Bedroom Three

8' 11" x 9' 11" ( 2.72m x 3.02m )

A comfortable bedroom featuring soft carpet, a fitted radiator and a double-glazed window to the front, allowing plenty of natural light into the space.

## External

The property benefits from a large driveway offering ample parking, along with a spacious patio area ideal for outdoor seating and entertaining. The patio includes power points and an outdoor tap for added convenience. A cleaning water feature provides a pleasant focal point, enhancing the outdoor space. To the side of the property, a lawned garden offers additional greenery and versatility.



**view this property online** [williamhbrown.co.uk/Property/HDF118611](http://williamhbrown.co.uk/Property/HDF118611)



welcome to

## Heights Drive, Linthwaite Huddersfield

- Detached, furnished, three-bedroom bungalow.
- Practical and easily accessible single-level layout.
- Modern kitchen with dining space, wooden worktops and white gloss cabinetry.
- Spacious lounge with French doors opening to the garden.
- Large driveway.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

**£390,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDF118611](https://www.williamhbrown.co.uk/Property/HDF118611)



Property Ref:  
HDF118611 - 0003

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01484 542072**



[huddersfield@williamhbrown.co.uk](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)