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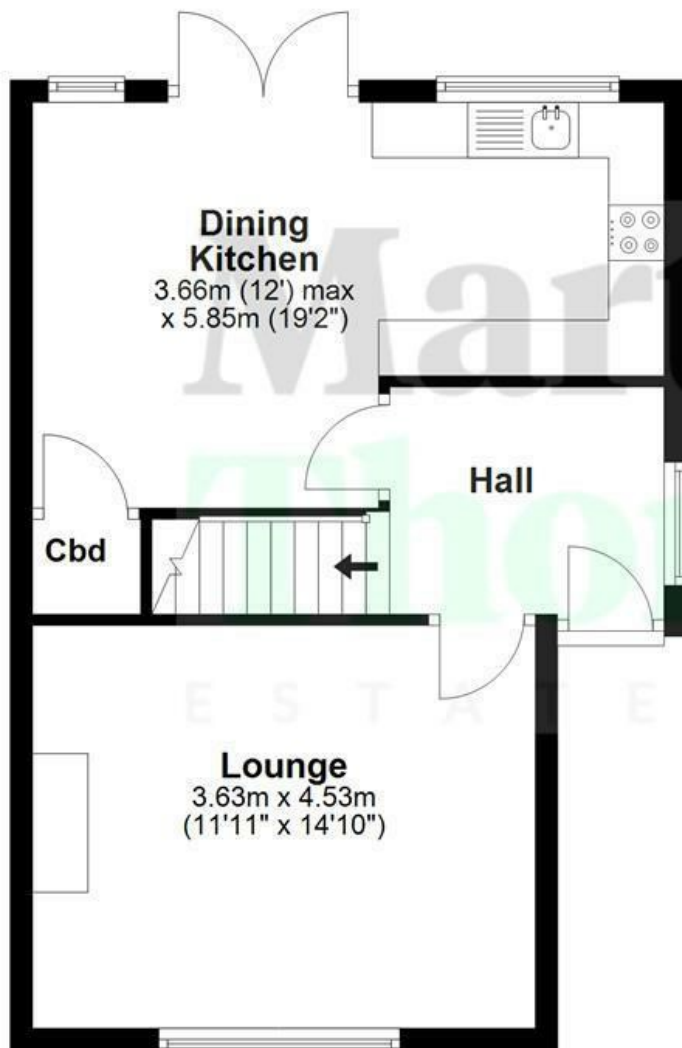
Hazel Grove, Cowlersley Lane, Linthwaite Huddersfield,

Offers in the region of
£290,000

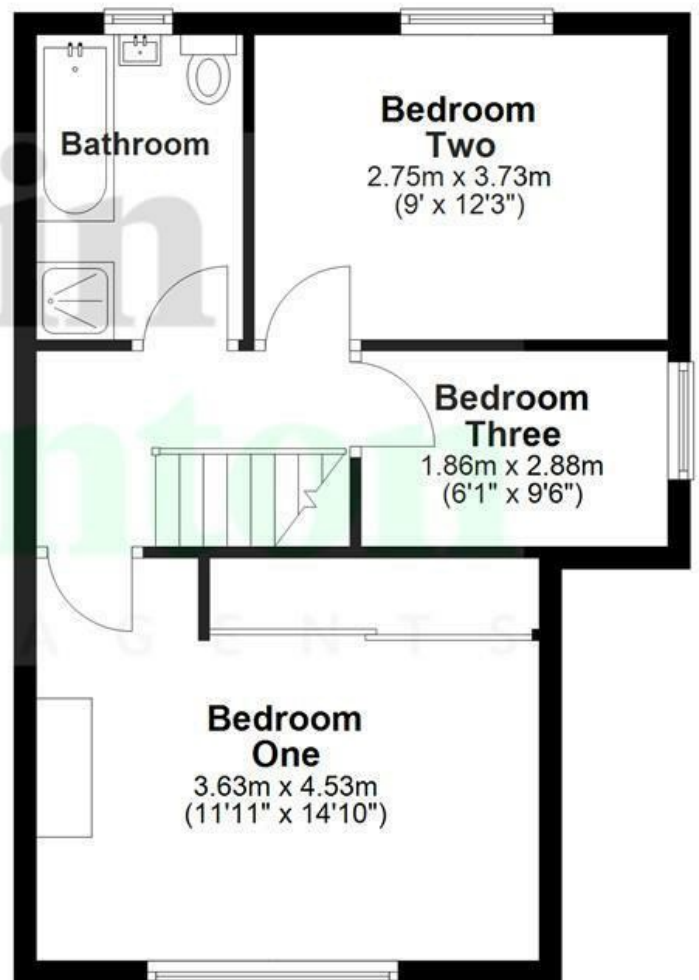
This attractive three-bedroom semi-detached stone built family home is situated in the popular residential area of Linthwaite. It offers well-presented accommodation throughout and enjoys a southerly aspect, with a pleasant wooded backdrop to the rear. The property would be ideal for a growing family as well as a professional couple seeking convenient access to the nearby M62 motorway network. The ground floor comprises an inviting entrance hall, living room and stylish open-plan kitchen diner with integrated appliances. On the first floor, there are three well-proportioned bedrooms and a contemporary style family bathroom. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, the property has a tarmac driveway to the front providing off-road parking. At the rear, there is a low-maintenance garden enjoying a desirable southerly aspect and perfect for outdoor entertaining.



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Details



Entrance Hall

A composite door with decorative double-glazed inserts opens to the entrance hall, where there is a uPVC double-glazed window to the front elevation. There is ceiling downlighting throughout, laminate style flooring and a radiator. A staircase gives access to the first floor landing and a timber and bevelled glazed door leads into the living room.



Living Room

This reception room is positioned at the front of the property and has a uPVC double-glazed window, a ceiling light point and a radiator. The focal point of the room is a recessed hearth with a timber mantel over.



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Kitchen Diner

The kitchen area has a range of wall and base cupboards, drawers, roll-edge worktops, an inset stainless steel sink unit with mixer tap and brick style tiled surrounds. Integrated appliances include an oven, hob and canopy style filter hood with downlights, fridge freezer and dishwasher. There is space and plumbing for an automatic washing machine and a useful under stairs storage cupboard, home to the electric fuse board. This room is home to the Viessmann central heating boiler. A uPVC double-glazed window provides natural light from the rear elevation. There is ceiling downlighting that continues into the dining area, plenty of room for furniture, a ceiling light point and a radiator. A set of French style patio doors give access to the rear garden.



First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, where there is a feature balustrade with glass panelling, access to loft space, a ceiling light point and a radiator.



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Bedroom One

This double bedroom overlooks the front of the property via a uPVC double-glazed window. It has fitted wardrobes with mirrored inserts, hanging rails and drawers. There is coving to the ceiling, a ceiling light point and a radiator.



Bedroom Two

This double bedroom has a lovely outlook from the rear elevation via a uPVC double-glazed window. It has a ceiling light point and a radiator.



Bedroom Three

This good-sized bedroom has a uPVC double-glazed window to the side elevation. There is a useful storage cupboard with hanging rails and shelving over the bulkhead, coving to the ceiling, a ceiling light point and a radiator.



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House Bathroom

The bathroom has a modern white suite comprising a low-level WC, vanity hand basin with mixer tap and a tiled bath with twin taps and a walk-in corner shower cubicle, home to a waterfall style shower. There is tiling to the floor, contrasting tiling to the walls, ceiling downlighting throughout, an extractor fan and a chrome ladder style heated towel rail.



External Details

There is a lovely tarmac driveway at the front of the property providing off-road parking for several vehicles. There is a low maintenance front garden with a timber gate providing access to the rear, outside up/down lighting and security lighting. The rear garden has an Indian slate patio, perfect for outdoor entertaining, and a further lawn with shrubbery borders. The rear garden has a wooded backdrop and views over fields beyond, all with a southerly aspect.



Tenure

The vendor informs us that this property is Freehold.

Hazel Grove, Cowlersley Lane, Linthwaite Huddersfield,

Directions

