



Heights Drive, Linthwaite, Huddersfield, HD7 5SU



william
h brown

welcome to

Heights Drive, Linthwaite, Huddersfield

This well-presented 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.



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welcome to

Heights Drive, Linthwaite Huddersfield

- Detached 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: Awaited

Council Tax Band: C

offers in the region of

£425,000



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Property Ref:
HDF118611 - 0002

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Please note the marker reflects the postcode not the actual property

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