





Upper Clough
Linthwaite
HD7 5PE

Offers in Excess of £
600,000.00

bettermove

Upper Clough - Linthwaite

Bettermove are proud to present this 5 bedroom barn conversion in Linthwaite.

The property benefits from double glazing, gas central heating throughout and has off street parking available via driveway.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room with a feature multi-fuel stove, fitted kitchen with central island and integrated appliances, dining area, snug with a wood-burning stove and a downstairs WC. The ground floor also benefits from two versatile bedrooms, one with an en-suite shower room. The first floor consists of three generously sized double bedrooms, including an impressive principal suite with a walk-in wardrobe, luxurious en-suite bathroom and direct access to a private sun terrace, alongside a further en-suite shower room. The property showcases charming character features throughout, including exposed timber beams, vaulted ceilings and traditional Yorkshire stone flooring. The exterior boasts private gardens, a courtyard and an elevated sun terrace with far-reaching countryside views, perfect for enjoying the summer months.

Located in the sought-after village of Linthwaite, the property is conveniently situated close to a range of local amenities, including shops, supermarkets, cafés, restaurants, pubs and schools. Excellent transport connections can be found from Huddersfield train station, local bus services and the M62, providing convenient access to Huddersfield, Leeds, Manchester and surrounding areas.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
5	4	2	Freehold

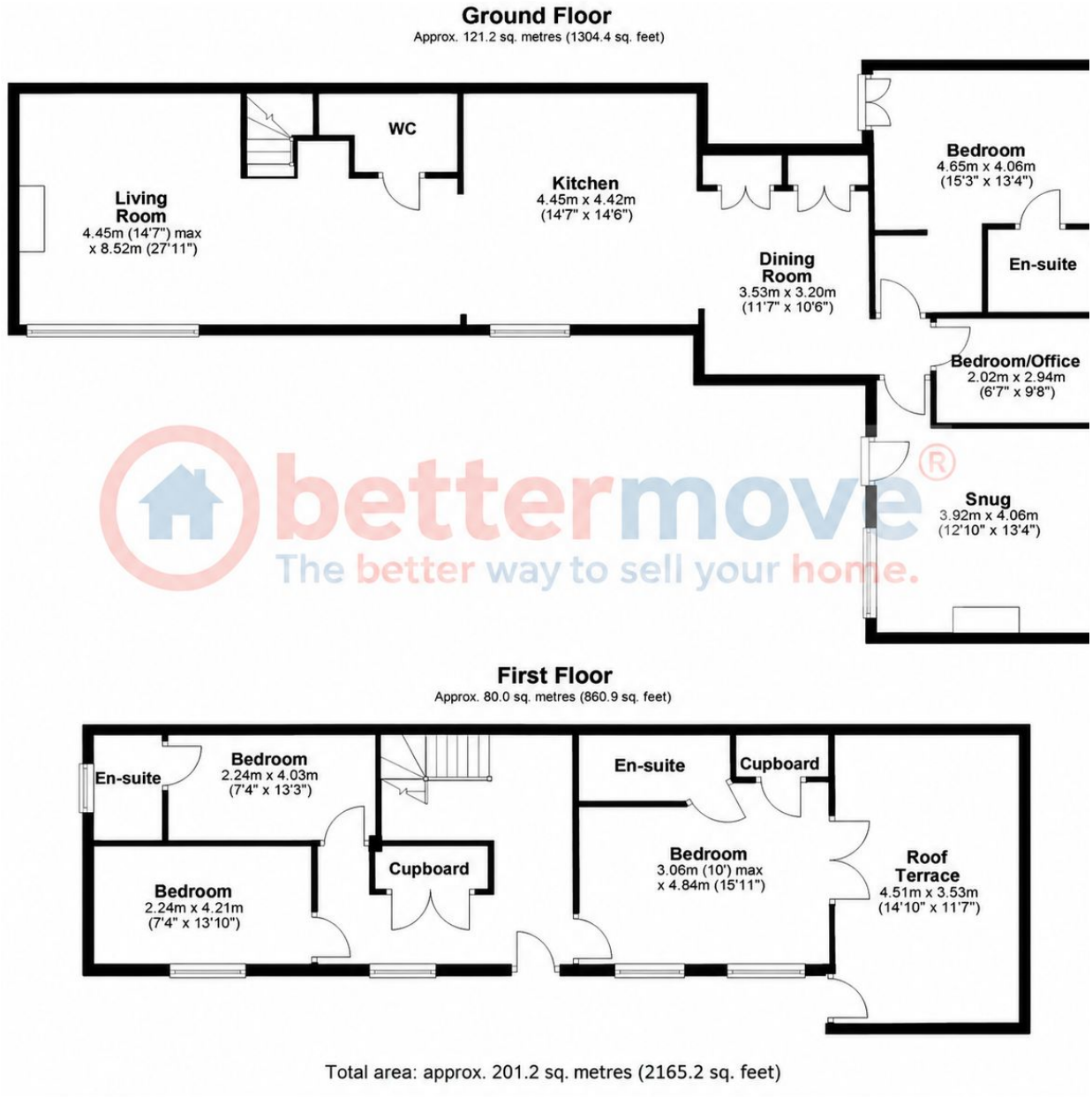








Floor Plan


Ground Floor
Approx. 121.2 sq. metres (1304.4 sq. feet)
Living Room
4.45m (14'7") max
x 8.52m (27'11")
WC
Kitchen
4.45m x 4.42m
(14'7" x 14'6")
Dining Room
3.53m x 3.20m
(11'7" x 10'6")
Bedroom
4.65m x 4.06m
(15'3" x 13'4")
En-suite
Bedroom/Office
2.02m x 2.94m
(6'7" x 9'8")
Snug
3.92m x 4.06m
(12'10" x 13'4")
bettermove®
The better way to sell your home.
First Floor
Approx. 80.0 sq. metres (860.9 sq. feet)
En-suite
Bedroom
2.24m x 4.03m
(7'4" x 13'3")
Bedroom
2.24m x 4.21m
(7'4" x 13'10")
Cupboard
En-suite
Cupboard
Bedroom
3.06m (10') max
x 4.84m (15'11")
Roof Terrace
4.51m x 3.53m
(14'10" x 11'7")
Total area: approx. 201.2 sq. metres (2165.2 sq. feet)

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		81
(69 to 80) C	74	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	70	75
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







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