



**Banks Road, Linthwaite, Huddersfield, HD7 5FP**



**welcome to**

**Banks Road, Linthwaite, Huddersfield**

**\*\*GUIDE PRICE £325,000 - £350,000\*\*** This immaculately presented home with views across the Colne Valley ticks all of the boxes with off-road parking, a converted garage, ground floor shower room and an enclosed garden. Located close to Slaithwaite with village amenities and rail links to Manchester.



### Entrance Hall

A welcoming and stylish entrance hall featuring sleek laminate flooring and a neatly positioned radiator, creating a warm and practical first impression. The space is simplistic yet chic, setting the tone for the contemporary finish found throughout the home.

### Lounge

16' x 12' 8" ( 4.88m x 3.86m )

A bright and generously sized living space featuring laminate flooring and two radiators for year-round comfort. Dual front-facing double-glazed windows allow plenty of natural light to fill the room, while a gas fire creates a warm focal point. The staircase flows seamlessly from the living area, enhancing the open feel. With ample room for seating and entertaining, this lounge is perfectly suited to modern family living.

### Kitchen

16' 1" x 8' 4" ( 4.90m x 2.54m )

A modern and well-designed dining-kitchen featuring laminate flooring and matching worktops, complete with a gas hob, electric oven, and extractor hood. The space includes an integrated fridge/freezer, a boiler cupboard, and a practical drainer sink. A rear-facing double-glazed window and patio doors bring in plenty of natural light and provide direct access to the garden. There is also ample space for a dining table, making this an ideal area for family meals and entertaining.

### Utility Room

A highly practical space designed for everyday convenience, featuring a washing machine and tumble dryer with laminate worktops for durability. The room offers excellent storage potential, making it an ideal area for keeping household essentials neatly organised.

### Landing

A neatly presented landing area featuring soft carpeting, an integrated cupboard for convenient storage, and access to the loft via a fitted hatch. This space connects the upper rooms with a clean and

practical finish.

### Bedroom Four: Ground Floor

9' 3" x 13' 11" ( 2.82m x 4.24m )

A spacious ground-floor double bedroom featuring laminate flooring and a front-facing double-glazed window that brings in plenty of natural light. A fitted radiator provides warmth, creating a bright and comfortable room ideal for flexible family living.

### Bedroom One

9' 5" x 12' 8" ( 2.87m x 3.86m )

A bright and well-appointed bedroom featuring laminate flooring and integrated wardrobes for convenient storage. Two front-facing double-glazed windows allow natural light to pour in, while a radiator ensures year-round comfort. A practical and inviting space suited to a variety of uses.

### Bedroom Two

8' 4" x 9' 8" ( 2.54m x 2.95m )

A neatly finished bedroom featuring laminate flooring, a rear-facing double-glazed window that brings in natural light, and a radiator for comfort. A versatile space ideal for a child's room, home office, or guest bedroom.

### Bedroom Three

8' 5" x 6' 3" ( 2.57m x 1.91m )

A bright and versatile bedroom featuring laminate flooring, a rear-facing double-glazed window, and a radiator for comfort. Ideal as a guest room, home office, or additional family bedroom, it offers a clean and practical finish throughout.

### Bathroom

A beautifully finished bathroom featuring a side-facing double-glazed window, a bath with an overhead shower, and a heated towel rail for added comfort. The tiled floor offers a clean and modern look, while the sink with vanity unit provides practical storage. Built-in alcove shelving adds a stylish and functional touch to the space.

### Rear Garden

A beautifully arranged and fully enclosed rear garden featuring a spacious patio area, a section of turf ideal for children's amenities, and raised decking that creates an inviting spot for outdoor seating. Subtle garden lighting enhances the space, making it just as enjoyable in the evening as it is during the day. Perfect for family use or entertaining guests in style.



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## Banks Road, Linthwaite, Huddersfield

- \*\*GUIDE PRICE £325,000 - £350,000\*\*
- Close to Slaithwaite village
- Off-road parking
- Fabulous views over the Colne Valley
- EV Charging point

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

guide price

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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