



Plots 13 & 14 Hollin Way
Linthwaite | Huddersfield | West Yorkshire | HD7 5FH

 FINE & COUNTRY

STEP INSIDE

Plots 13 & 14 Hollin Way

Positioned on a highly sought after hillside development, these stunning detached homes combine contemporary sophistication with timeless stone architecture. Framed by far reaching views across the Colne Valley, they offer a lifestyle defined by space, elegance, and modern comfort. Both properties are arranged over three floors to provide versatile family living, luxurious finishes, and an enviable balance of tranquillity and accessibility.

Plot 13 is fully completed and ready to move into, while Plot 14, a near identical property is aimed for completion by the end of Summer 2026, offering a further opportunity to secure a home within this desirable development.

Lower Ground Floor

At the heart of each home is a spacious dining kitchen, flowing seamlessly into a generous family room. Large patio doors open directly onto the landscaped rear garden, filling the space with natural light and creating a seamless indoor outdoor living experience. The kitchens are fitted with sleek handleless cabinetry, Quartz work surfaces, integrated Bosch appliances, and Quooker flex taps, balancing style and practicality for both family life and entertaining.

Ground Floor

The ground floor comprises a well appointed WC and a generous snug room opening onto a balcony, perfect for enjoying the stunning valley views. A versatile further room, currently arranged as a workspace, can easily revert back to a fourth bedroom. This floor also offers direct access to the integral garage. The layout ensures flexible and comfortable living across this level.

First Floor

Each home provides three generously proportioned double bedrooms on this level. The main bedroom features a luxurious high end en suite shower room, whilst a further, beautifully finished family bathroom serves the remaining bedrooms. Thoughtful design, light, and space create a restful sanctuary throughout the upper floor.

















STEP OUTSIDE

Plots 13 & 14 Hollin Way

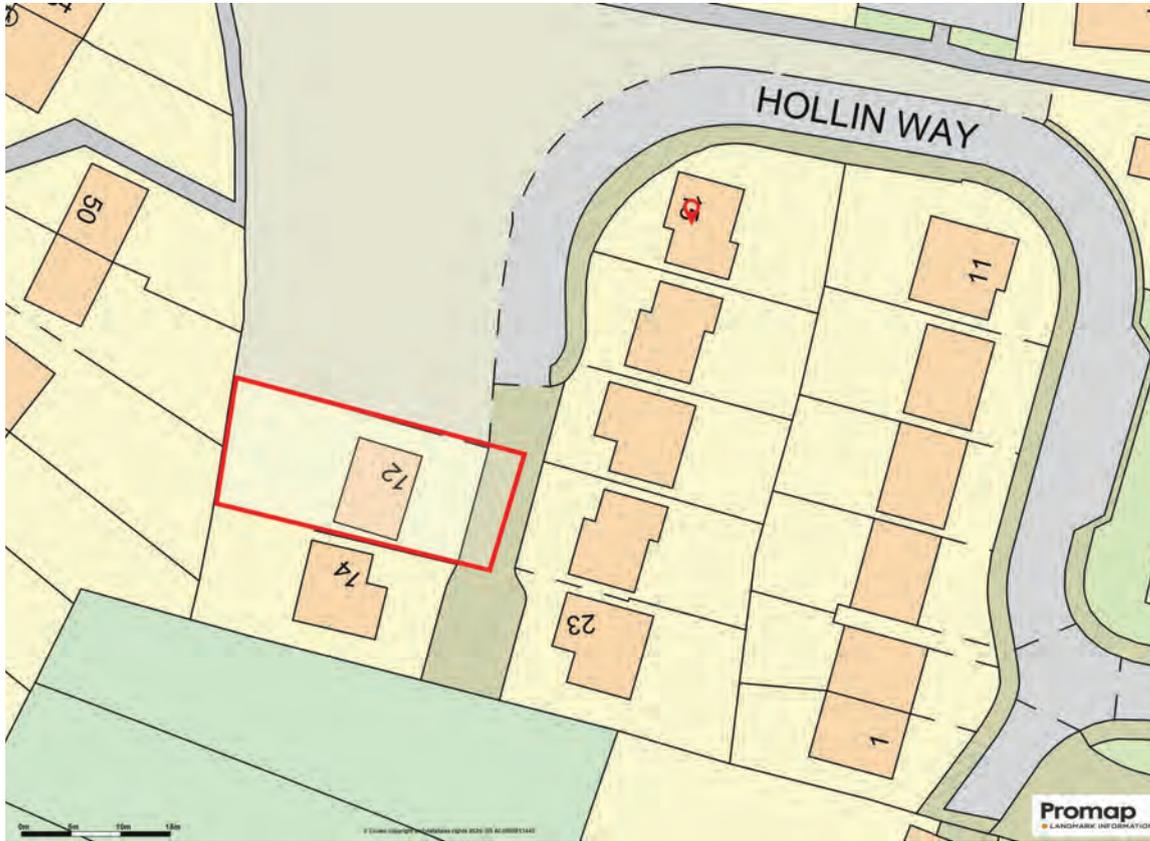
Externally

The landscaped rear gardens and patios offer private outdoor retreats, ideal for relaxing or entertaining, while block paved driveways provide convenient off street parking. The elevated hillside positions ensure breathtaking views of the Colne Valley from multiple vantage points, enhancing both interior and exterior living.

Ideal Location with Village Charm

These delightful properties are within walking distance of Blackmoorfoot Reservoir and just 5 minutes from Slaithwaite, offering an abundance of shops, cafes, and restaurants. Excellent train links to Manchester and beyond make commuting simple, offering the perfect balance of peaceful countryside living and vibrant local amenities.





INFORMATION

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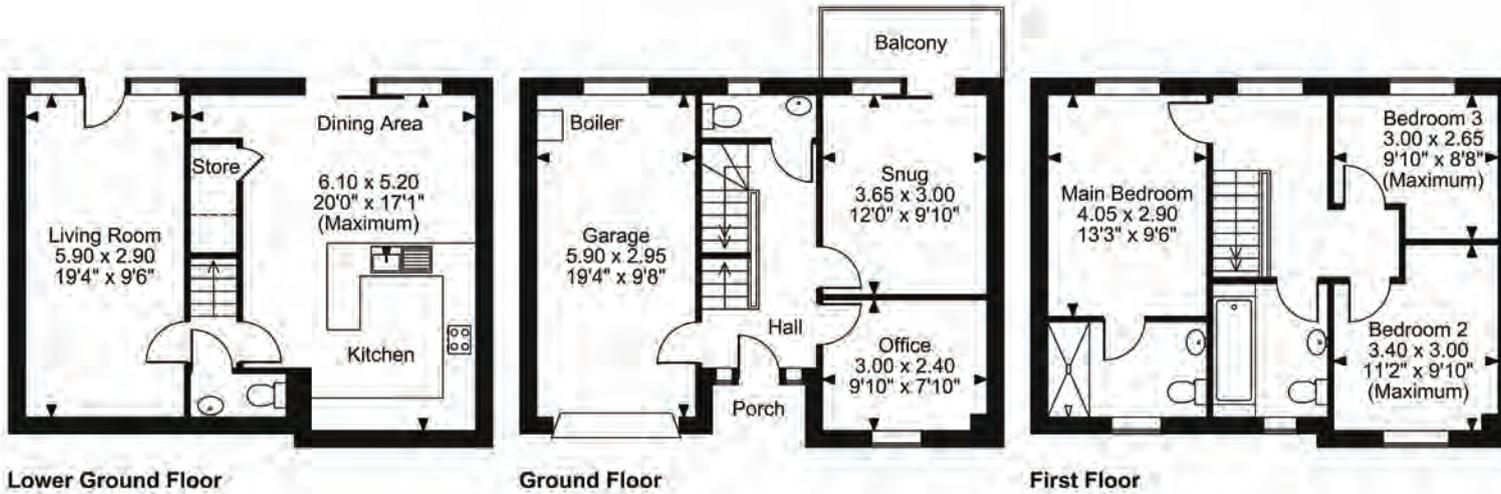
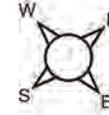
Additional Information

Freehold properties. Council Tax Band E. EPC Rating B
AHC1 10 year guarantee

£475,000



Hollin Way, Linthwaite, Huddersfield
Approximate Gross Internal Area
Main House = 1360 Sq Ft/126 Sq M
Garage = 184 Sq Ft/17 Sq M
Total = 1544 Sq Ft/143 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2346083. Registered office address: Lancaster's Property Services, Lancaster House, 20 Market Street, Penistone, Sheffield, South Yorkshire S36 6BZ. Printed 24.02.2026



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