



26 The Ridgeways, Linthwaite

This well cared for semi-detached home has been enjoyed by the current owners for over 40 years. It occupies a good position along this ever-popular cul-de-sac of similar style houses and offers great value for money. The accommodation briefly comprises hall, lounge, dining room, kitchen, 3 bedrooms, bathroom and separate w.c. It benefits from gas fired central heating and double glazing. Externally, it has a large lawned garden to the front, whilst at the rear you will find a substantial decked terrace and an even larger mainly paved garden beyond. It is only a short drive from Blackmoorfoot Reservoir and surrounding countryside, the well-regarded Bull's Head pub & Restaurant, and within walking distance of shops and amenities along Manchester Road. For those with young families, it is within a short walk of both Linthwaite Clough Junior & Infant School and Colne Valley High School. The village of Slaithwaite is a short drive away where you will find lots more shops, bars, restaurants, and a train station.

Holmfirth

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Slaithwaite

Britannia Mill, Britannia Road,
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Accommodation:

GROUND FLOOR

The front entrance door opens into:-

Hall

A pleasant entrance area with window to the front, and staircase rising to the first floor.



Lounge **14'5" x 10'11"**
With window overlooking the front garden.



Dining Room

11'1" x 7'10"

French doors open to give access out directly onto the decked sun terrace. There is access to a very useful under stairs storage cupboard, and a recess within the chimney breast has a painted timber surround and high-level cupboards to one side. An opening then leads through to:-



Kitchen

11'4" x 11'0"

Fitted with a range of wall and base units having ample worksurfaces over incorporating a stainless steel sink. There is space for various appliances, a wall mounted central heating boiler, tiled splashbacks, wood effect flooring, 2 windows to the rear, and an external door to the side.

FIRST FLOOR



Landing

With access to the loft space.



Bedroom 1

12'2" x 9'5"

Fitted with a bank of wardrobes, bedside units, and bridging units above. There is a window overlooking the front garden.



Bedroom 2

11'0" x 10'0"

Another double bedroom with storage cupboard, and great views across the valley to the rear.



Bedroom 3

9'3" x 9'3" overall

A small double or very generous single bedroom with bulkhead storage cupboard and window overlooking the front garden.



Bathroom

6'9" x 5'7"

Fitted with a white suite comprising a panelled bath with shower and screen over, and a vanity wash basin with cupboard beneath. There are tiled walls, frosted window to the rear, and tile effect flooring.



Separate W.C.

5'7" x 2'6"

Having a low flush w.c., part tiled walls, tile effect flooring, and a frosted window to the rear.



OUTSIDE

A path runs down the side of this and the neighbouring No.27 giving access to each property. The sizeable front garden is mainly lawned with flower beds and rockery borders all enclosed by timber fencing and hedging. At the rear you will find a large, decked sun terrace which is ideal for outside entertaining. Beyond this is a substantial mainly flagged garden with gravel borders, shrubs, and access to a timber shed. This is also enclosed by mainly timber fencing.

Viewing

By appointment with Wm. Sykes & Son.

Location

From the A62 Manchester Road in Linthwaite, proceed up Hoyle House Fold and after a short distance, the road changes to Causeway Side. Continue up the hill and turn right onto Waingate and first left onto The Ridgeways. Follow the road up to the top and bear right where the property will then be found on the righthand side.

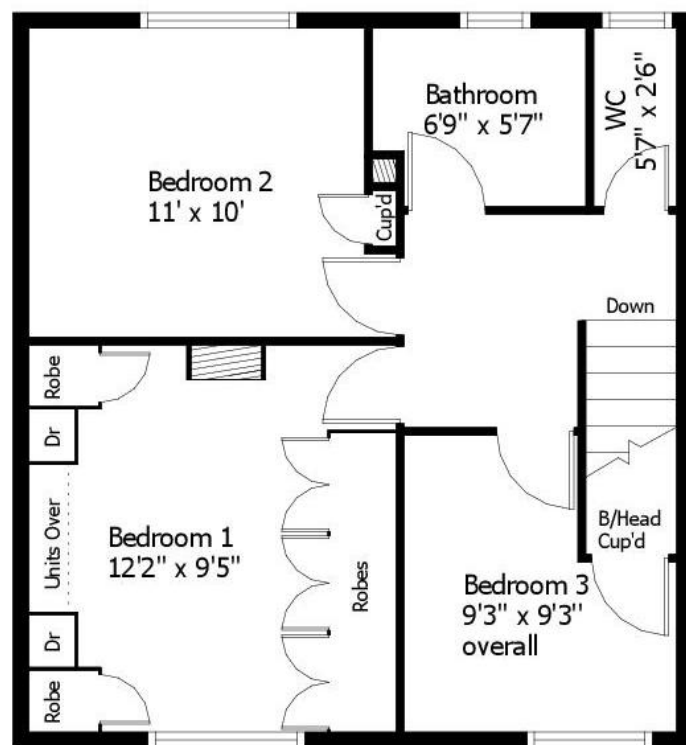
Additional Information

- Council Tax – Band A (£1,541.45 2025/26)
- Tenure – Freehold
- Utilities:-
 1. Water – mains
 2. Drainage - mains
 3. Gas – mains
 4. Heating – gas fired central heating
 5. Electricity – mains
 6. Broadband & Mobile Phone – The ‘Ofcom’ on-line checker shows a range of broadband services, including ‘Ultrafast’, are available in this area and mobile coverage at the property is offered by several providers.

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Ground Floor



First Floor

This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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