



4 Moorland Close, Heights, Linthwaite

A 2-bedroomed true bungalow located on this most desirable cul-de-sac within walking distance of the picturesque Blackmoorfoot Reservoir, the well regarded gastropub The Bulls Head, and numerous public footpaths so that you can explore the surrounding countryside. The property is well maintained and has had many upgrades since the owners purchased it 5 years ago. It now provides a very comfortable home all laid out on one level which briefly comprises hall, lounge/diner, kitchen, 2 double bedrooms, and shower room. The property also benefits from CCTV and an alarm system. Externally, it has much more to offer than expected with a sizeable mainly paved front garden, long driveway to the side leading to a detached garage, and a substantial rear garden. It is well placed to take advantage of local shops, schools, and facilities in the nearby villages of Linthwaite, Slaithwaite, Marsden & Meltham, a train station in Slaithwaite & Marsden, and an excellent bus service which stops just along the road.

Holmfirth

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Slaithwaite

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Accommodation:

The side entrance door opens into:-

Hall

An 'L' shaped hall with wood effect flooring and loft access.



Lounge/Diner

21'2" x 11'2"

A very good-sized room with ample space for lounge and dining furniture. There is a TV plinth across one wall which has storage beneath, a living flame gas fire with marble hearth and back and a painted timber surround, and a large window offers view over the front garden and far beyond.



Kitchen

11'10" x 7'10"

Nicely fitted with a range of wall, drawer and base units having worktops over which incorporate a stainless steel sink with mixer tap. Integrated appliances include a 4-ring gas hob with extractor hood over and a double oven beneath, slimline dishwasher, fridge/freezer, and there is space and plumbing for a washing machine. The kitchen also has 2 built-in storage cupboards, one of which houses the relatively new central heating boiler. It also has tiled splashbacks, wood effect flooring, and window to the side.



Bedroom 1

11'10" x 11'8"

A double bedroom with fitted wardrobe and window overlooking the rear garden.



Bedroom 2

8'11" x 8'9"

Another double bedroom with floor to ceiling fitted wardrobes, wood effect flooring, and French doors to the rear.



Shower Room

6'7" x 5'6"

Recently refitted with a modern white suite comprising a wash basin on vanity top with cupboard beneath, concealed cistern w.c., and a large open ended shower cubicle with a dual head shower system over. It has tiled walls, tile effect flooring, wipe clean ceiling panels with inset spotlighting, extractor fan, a ladder style radiator/towel warmer, and a frosted window to the side.



Outside Rear

4 Moorland Close, Heights, Linthwaite, Huddersfield, HD7 5TJ



OUTSIDE

There is a sizeable front garden which is mainly paved providing ample space to sit out and enjoy the morning sunshine. This garden has a stone boundary wall with planted bed in-between. To the side of the bungalow, you will find a long tarmac driveway providing plenty of off road parking, external water tap, lighting, and at the end of the drive is a single garage which has an electric door, power socket & lighting. There is a large garden at the rear which affords a fair degree of privacy and has a generously sized paved patio immediately along the back, steps up onto a lawned garden and even bigger paved terrace which is ideal for outside entertaining, and path leads on up the garden to a small patio area in front of the greenhouse.

Viewing

By appointment with Wm. Sykes & Son.

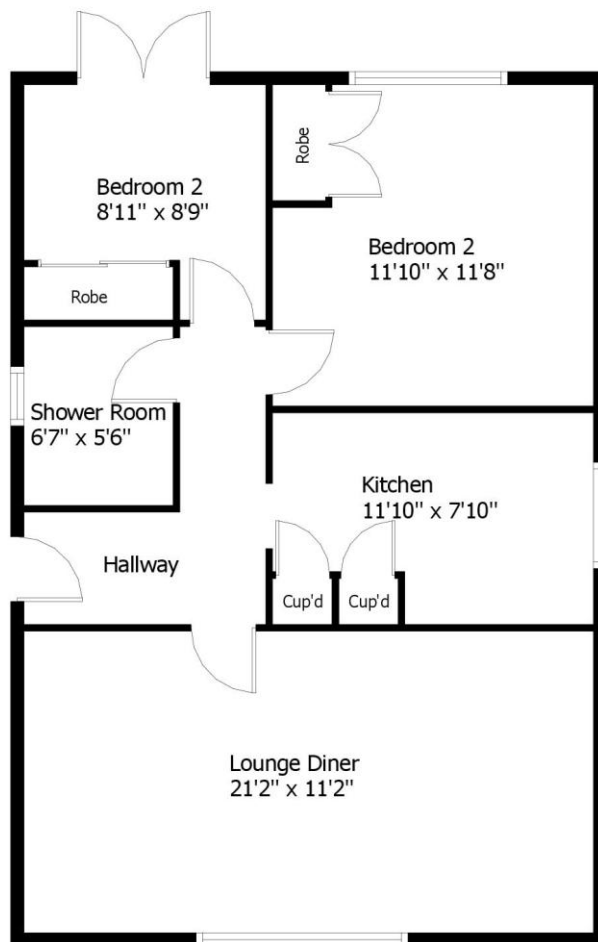
Location

From the junction near The Bulls Head at Blackmoorfoot, take Gillroyd Lane and follow the road for a short distance before turning first right onto Heights Drive and as the road bends round to the left, Moorland Close is first on the right.

Additional Information

- Council Tax – Band C (£2,055.25 2025/26)
- Tenure – Freehold
- EPC Rating D
- Utilities:-
 - Water – mains
 - Drainage - mains
 - Gas – mains
 - Electricity - mains
 - Heating – gas fired central heating and a gas fire in the lounge.
 - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows there is broadband service in the area (including 'ultrafast'), and mobile coverage at the property is offered by several providers.

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