



18 Black Rock Court, Linthwaite

A particularly well presented and deceptively spacious four-bedroom detached home that offers flexible family accommodation all located at the end of a cul de sac. Internal inspection is the only way to fully appreciate what is on offer in this keenly priced home. With an impressive dining kitchen space, separate utility, en-suite to the principal bedroom and some impressive views, viewing is a must. The accommodation briefly comprises: entrance hall, wc, lounge, dining kitchen, utility, first floor landing, four bedrooms, house bathroom and en-suite. A short distance from Slaithwaite's village centre with its many and varied amenities and train line into Leeds and Manchester.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation

GROUND FLOOR



Entrance Hallway

The property is accessed via a double-glazed front door and a welcoming first impression to the entrance hall with a tiled floor which runs through to the dining kitchen. In the hall there is a central heating radiator, stairs rise to the first-floor landing, there is a useful under stairs storage cupboard and access is given to the lounge and the ground floor WC.



Lounge

13' 6" x 10' 11"

The lounge is located to the front of the property, has a double-glazed window allowing a front aspect and there is a central heating radiator.



WC

Here there is a two-piece suite in white including a pedestal hand wash basin and low-level flush WC. There is a central heating radiator and an obscure double-glazed window.



Utility

5' 7" x 4' 2" max

Here there is an external access door, integrated automatic washing machine, extractor fan, central heating radiator and the tiled floor flooring continues.



Dining Kitchen

19' 6" x 14' 2" max

This particularly impressive room has units to the high and low level with units continuing around separating the dining area from the kitchen. Here there is a gas hob and extractor hood over. There is a one and a half bowl stainless steel sink unit, integral twin oven, integrated fridge freezer, integrated dishwasher and in the kitchen area there is a double-glazed window giving a rear garden outlook. In the dining area there is a central heating radiator and French doors with windows to either side give access to the property's rear garden. Like the entrance hallway the floor is tiled throughout.

FIRST FLOOR

Landing

The landing is home to the property's loft access point and doors lead off. The loft space has been recently professionally boarded to provide additional storage with full aluminium ladders and lighting. Also, on the landing there is a storage cupboard which houses the property's gas fired central heating boiler.



Bedroom 1 12'6" x 9'11"

Located to the front of the property allowing for reaching views, there are built-in wardrobes, central heating radiator and access is given to the en-suite.



En-suite 7'7" x 3'11"

Comprising of three-piece suite in white including a low-level flush WC, pedestal and wash basin and separate shower cubicle with glazed front. Here there are inset spotlights to the ceiling, extractor fan, towel rail style radiator and an obscured double-glazed window. There are tiled splashback, tiling to ceiling height around the shower and the floor is also tiled.



Bedroom 2 11'3" x 9'11"

Located to the rear of the property with a central heating radiator and double-glazed window which gives views over the property's rear garden.



Bedroom 3 9'7" x 6'10" max

The smallest of the bedrooms but still of good proportion with a central heating radiator and double-glazed window offering views over the property's rear garden.



Bedroom 4 9'7" x 8'8"

Located to the front of the property and enjoying far reaching views similar to that of bedroom one, the room is currently used as a home office, there is a central heating radiator and a double-glazed window.



House Bathroom 7' 4" x 5' 7" max

Comprising of a three-piece suite in white, including a low-level flush WC pedestal and wash basin bath with electric shower over, there are inset spotlights to the ceiling, extractor fan of obscure double-glazed window and a towel rail style radiator. The floor is tiled.

OUTSIDE



Gardens, Parking & Garage

To the property's front there are lawned areas, established beds with established planting and the path leads from the front around to the side gate giving access to the property's rear garden. Here there is a block set drive suitable for the parking of two or three cars in tandem style. The drive gives access to the property's single detached garage with a pitched roof. The garage therefore offers additional storage above and there is an up and over door. As the property stands at the end of a cul-de-sac, it is a particularly private position.



To the rear there is a fully secured, south facing, good-sized paved area allowing alfresco dining and outside entertaining place. With predominantly fenced boundaries, lawns, and access can be gained to the drive and garage. There is external lighting.

Additional Information

The property is Freehold; Energy rating 83 (Band B); Council tax band D.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors with a range of suppliers.

Viewing

By appointment with Wm Sykes & Son.

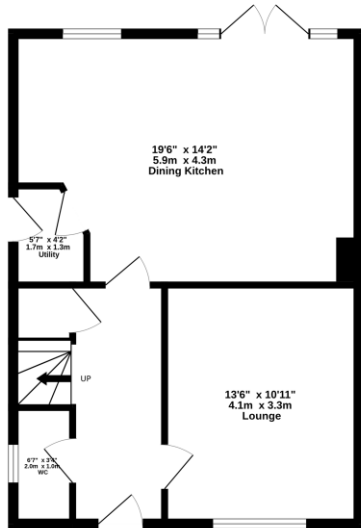
Directions

From Manchester Road turn up Hoyle House Fold and then onto Chapel Hill. As the road bears right turn left up Waingate and immediately right onto Black Rock Drive. Proceed up and turn right onto Black Rock Court. Follow the road around and down to the right. No. 18 is the last house on the cul de sac to the right.

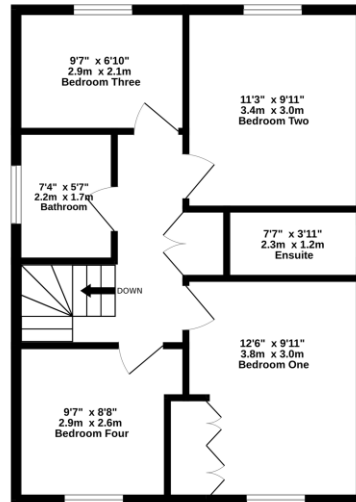


Views

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (100.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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