Wm Sykes & SON EST. 1866

Offers in the region of

£150,000

128 Gillroyd Lane, Linthwaite

This lovely 2 bedroomed back-to-back Grade II listed cottage is absolutely full of original character and charm yet has the benefit of more modern conveniences such as gas fire central heating, solid fuel stove, and a well fitted kitchen and bathroom. It has recently undergone a programme of renovation and redecoration providing a ready to move into home and briefly comprises kitchen, living room, cellar, 2 bedrooms, bathroom, and access up to a spacious attic room. Externally, it has a small, easy to maintain, garden area providing somewhere to sit out. It is conveniently located for access to local schools, a regular bus service, and a short drive up to the M62 at Junctions 23 & 24. For those who love the outdoors, there is easy access to some very pleasant walks, particularly around the nearby Blackmoorfoot Reservoir.

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

The entrance door opens into:-

Kitchen **13'8" (10'6" min) x 7'4" (max)**

Fitted with a nice range of wall and base units with worktops incorporating a stainless steel sink with mixer tap. There is an electric oven, gas hob with extractor hood over, plumbing for a washing machine, tiled splashbacks, beams, ceiling spotlights, and staircase rising to the first floor.

Living Room **16'10" x 10'1" (min)**
A delightful living room with exposed beams, mullioned windows to the front and side, and a solid fuel burning stove set into the chimney breast on a slate hearth with timber mantel over. A door gives access down to a small keeping cellar.

FIRST FLOOR

Landing
With exposed beams and a 'spacesaver' staircase rising to the attic room.

Bedroom 1 **10'7" x 9'0"**

A double bedroom with mullioned windows to the front, exposed beams and floorboard above, and a wall mounted central heating boiler.

Bedroom 2 **10'8" x 8'5"**

A smaller double bedroom again with mullioned windows to the front and exposed beams and boards above.

Bathroom **6'3" x 5'9"**

Nicely fitted with a modern white suite comprising a panelled bath with screen and mains fed shower over, low flush w.c., and a pedestal wash basin. There are part tiled walls, frosted window to the side, wood effect flooring, and inset ceiling spotlights.

SECOND FLOOR

Attic Room **17'0" x 11'7"**
A spacious room providing great space to be utilised to suit your own needs. It has a velux roof window, beams, light, power sockets and radiator.

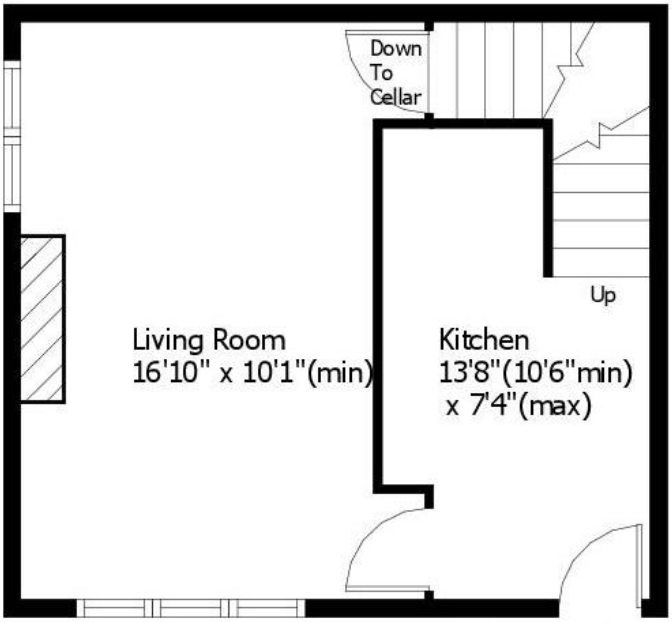
OUTSIDE
Externally, it has a small, easy to maintain, garden area providing somewhere to sit out.

Viewing
By appointment with Wm. Sykes & Son.

Location
From Huddersfield town centre ring road, take the A62 Manchester Road and proceed to the traffic lights at Milnsbridge. Turn left up Cowlersley Lane and follow the road for a while before the property is found on the left just before the left turn onto Ladybower Avenue.

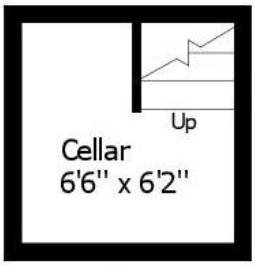
Additional Information
- Council Tax – Band A
- Tenure – freehold.
- WINDOWS – please note that the current owner is in the process of having the windows replaced with made to measure wooden framed windows in accordance with listed building regulations.
- EPC Exempt
- Utilities:-
    - Water – mains
    - Drainage - mains
    - Gas – mains
    - Heating – gas fired central heating, and a stove in the living room.
    - Electricity – mains
    - 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.

128 Gillroyd Lane, Linthwaite

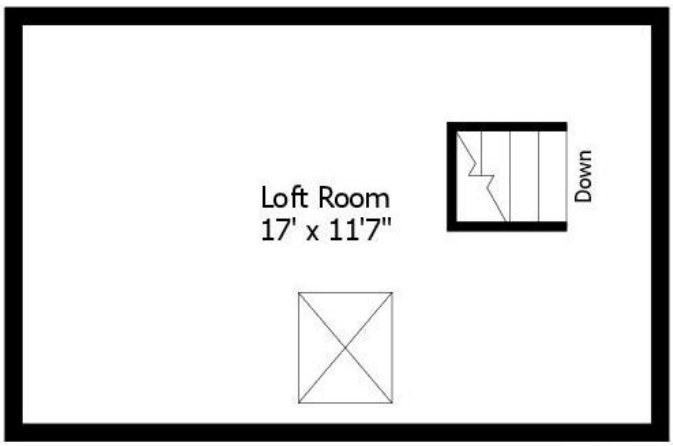


Ground Floor

First Floor



Basement



Second 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.
No responsibility can be accepted in respect of this information by "Plan-it Design"

© Floor Plan by "Plan-it Design".
Unauthorised reproduction prohibited.
planitdesign2017@gmail.com

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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