



7 Hazel Grove, Linthwaite

This fabulous semi-detached home offers well laid out accommodation suitable for buyers who are looking for a comfortable home with off road parking, garage, and a good sized enclosed rear garden with a large summer house ideal as a home office or socialising area. It has double glazing, and a gas fired central heating system. Externally, there is off road parking and a low maintenance garden to the front, garage to the side, and a gated access between the house and garage to the sizeable enclosed rear garden and summer house. 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

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Slaithwaite

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Accommodation:

GROUND FLOOR

The front entrance door opens into:-



Hall **8'3" x 6'0"**

A spacious entrance hall with window to the side and staircase rising to the first floor.



Lounge **15'0" x 11'11"**

A good sized reception room which has a ceiling rose, coving, window to the front, and a gas fire within a polished stone surround and hearth.





Dining Room

11'11" x 10'9"

This is a really pleasant space for social and family gatherings with French doors leading out to the rear garden and its open to the kitchen. It has wood effect flooring and access to a useful under stairs storage cupboard.



Kitchen

8'5" x 8'0"

Fitted with a good range of wall and base units with work surface over that incorporates a 'Blanco' ceramic sink with mixer tap/flexi hose. There is an electric cooker with stainless steel splashback and extractor hood over, microwave in eye level housing, space for a fridge/freezer, space for a dishwasher, and space & plumbing for a washing machine. The kitchen also has tiled splashbacks, wood flooring, window overlooking the rear garden, and cupboard housing the central heating boiler.

FIRST FLOOR



Landing

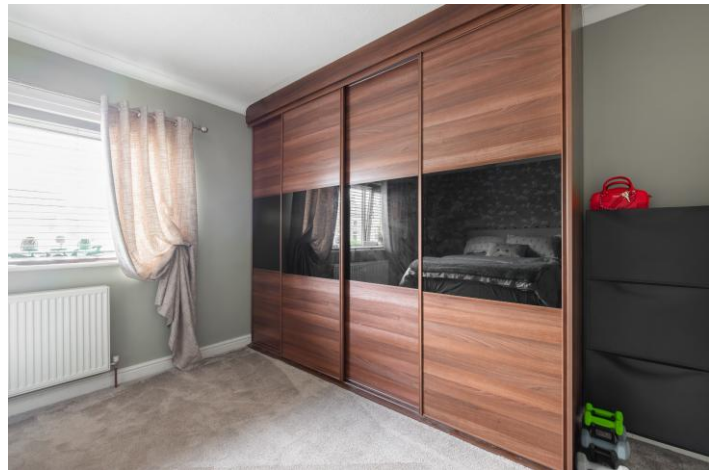
With pull down ladder access to a part boarded loft.



Bedroom 1

15'0" x 11'11"

A good sized double bedroom having a bank of sliding door fitted wardrobes, and a window to the front.



Bedroom 2

12'5" x 8'11"

Another double bedroom with window to the rear offering views of the adjacent fields and woodland.





Bedroom 3

9'5" x 6'0"

This is a single bedroom which has a window to the side and useful bulk head cupboard.



Bathroom

8'9" x 6'3"

Nicely fitted with a white suite comprising a panelled bath with telephone style mixer tap, pedestal wash basin, low flush w.c., and shower cubicle with mains shower over. There are tiled walls, tiled floor, inset ceiling spotlights, frosted window to the rear, and a ladder style radiator/towel warmer.



Outside Front



Summer House



OUTSIDE

There is a low maintenance garden and block paved driveway to the front which leads on to the garage which has an up and over entrance door, personnel door and window to the side, and has power sockets, lighting and an alarm system. There is a gate between the house and garage which gives access on to an enclosed rear garden which has a great sized paved terrace which is ideal for eating al fresco and outside entertaining, a further circular patio, lawned area, and a gravelled garden area to the side of the summer house. As the floor plan suggests, the summer house is a good size and has lighting, power sockets, and offers a great space to be utilised for working from home, relaxing, or entertaining.

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.

Additional Information

- Council Tax – Band C
- Tenure – freehold
- Energy Rating 60 (Band D)
- Utilities:-
 - Water – mains
 - Drainage - mains
 - Gas – mains
 - Heating – gas fired central heating, and a multi-fuel stove in the lounge/dining area.
 - Electricity – mains
 - Broadband & Mobile Phone – Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

7 Hazel Grove, Cowlersley Lane, Cowlersley



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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