



## 32 Hazel Grove, Linthwaite

An appealing well-presented three-bedroom stone-built period terraced home that offers good sized accommodation gardens to the front and rear and far-reaching views to the rear. The property sits behind established planting shielding it from the road with a path leading to the front door. The accommodation briefly comprises: entrance vestibule, lounge, dining kitchen, rear porch, first floor landing, three bedrooms and bathroom. To the rear the garden extends through to a parking area and great Colne Valley views beyond. With local amenities nearby, the local high school and Slaithwaite's popular centre is only two miles away. This well-proportioned home can only be fully appreciated by internal inspection.

### Holmfirth

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### Slaithwaite

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## Accommodation

### GROUND FLOOR

#### Entrance Vestibule

Access is gained by a double-glazed door to the entrance vestibule where stairs rise to the first-floor landing.



#### Lounge

**15'3" x 13'11" max**

The lounge has a living flame effect stove set upon a raised slate tiled hearth with a brick backcloth and timber mantle. The room has a central heating radiator and double-glazed window allowing views to the property's front garden.



### **Dining Kitchen**

**18'5" x 7'10"**

Comprising of units to the high and low level with an integral electric oven and gas hob with filtration hood over. The dining kitchen has a tiled floor, tiled relevant splashback under unit lighting and there is plumbing for an automatic washing machine. There is a one and a half bowl stainless steel sink unit and double-glazed window offers a particularly appealing outlook across the property's rear garden and Colne Valley views beyond. The room is home to the property's gas fire, central heating boiler and electric fuse board. There is a central heating radiator, alarm control panel and useful under stairs store/pantry.

### **Rear Porch**

**4'0" x 3'4"**

The rear porch is glazed two three sides including a glazed door and tiled floor.

## **FIRST FLOOR**

### **Landing**

The landing is home to the property's loft access point and doors lead off.



**Bedroom 1** **12'10" x 11'5" max**  
 Located to the front of the property with a period style feature fireplace, there are built-in cupboards to the left-hand side of the chimney breast and mirror sliding door wardrobes to the right. The bedroom has a double-glazed window allowing views over the property's front garden and views over neighbouring rooftops and there is a central heating radiator.



**Bedroom 2** **11'5" x 9'0" max**  
 This double bedroom is located to the rear of the property with a double-glazed window and central heating radiator. The window gives particularly impressive Colne Valley views across the property's rear garden and beyond.



**Bedroom 3** **8'9" x 7'0" max**  
 Whilst the smallest of the bedrooms it is still of a good proportion with built in wardrobes, central heating radiator and double-glazed window. There is a bulk head storage cupboard and shelf.



**Bathroom** **8'4" x 6'0"**  
 Comprising of a four-piece suite in white including sunken bath, low level flush WC, pedestal hand wash basin and separate curved front shower cubicle. The room is tiled to ceiling height has a tiled floor, central heating radiator, inset spotlights to the ceiling and two obscure double-glazed windows.



### Front Garden

The front garden is particularly long separating the house from the road. The front garden has a high degree of established planting giving privacy from the road where a path continues to the front door with some pebble and slate walkways through the established planting.

### Rear Garden

Rear garden is of a good size, predominantly laid to lawn with established hedging to either side and some fence boundaries. Here there is a useful garden shed and a paved area for off-road parking. It should be noted that the majority of the neighbouring properties have a garage at the end of the garden and potential buyers may consider putting a garage here if so desired (subject to consent and works).

### Viewing

By appointment with Wm. Sykes & Son.

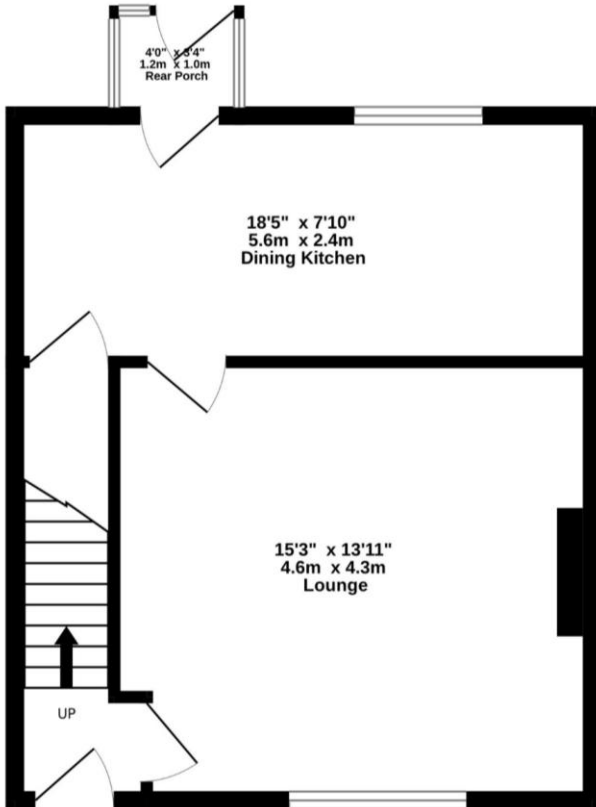
### Location

With Colne Valley High School on your right proceed along Broad Oak which becomes Hazel Grove. No 32 is on the left.

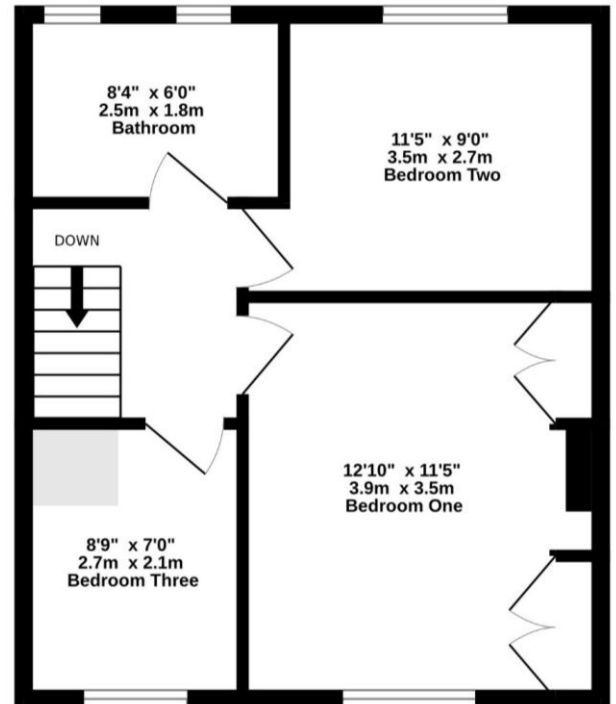
### Additional Information

- Council Tax – Band B
- Tenure – freehold
- Energy Rating TBC
- Utilities:-
  - Water – mains
  - Drainage - mains
  - Gas – mains
  - Heating – gas fired central heating
  - 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.

**GROUND FLOOR**  
 411 sq.ft. (38.2 sq.m.) approx.



**1ST FLOOR**  
 399 sq.ft. (37.0 sq.m.) approx.



**TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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