



## 31 The Ridgeways, Linthwaite

This good-sized stone built three-bedroom semi-detached home is offered for sale with no upper chain. Having recently undergone some upgrading work, the property has a recently fitted bathroom, carpets, internal doors and decorated throughout. In a cul de sac location this property now has parking to the front for two cars, and a path that leads around to a rear garden with pebbled paths and artificial lawns. With two double bedrooms, lounge and dining kitchen the property must be viewed to be fully appreciated and keenly priced to secure an early sale for those looking to buy a family home in a popular village within a short distance to Slaithwaite centre and its many and varied bars, restaurants and local amenities.

### Holmfirth

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

[wmsykes.co.uk](http://wmsykes.co.uk)

### Slaithwaite

Britannia Mill, Britannia Road,  
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01484 847 700  
slaithwaite@wmsykes.co.uk

## Accommodation:

### GROUND FLOOR



#### Entrance Hallway

Access is gained by a double-glazed door and there is a double-glazed window to the side. The entrance hallway has a central heating radiator and stairs rise to the first-floor landing.



#### Lounge

14'5" x 10'11"

A good-sized room, has a double-glazed window allowing a front garden and parking area aspect, with a central heating radiator.



#### Dining Kitchen





### Dining Kitchen

20'11" x 10'11" max

The kitchen area has a wealth of units predominantly to the low level with some high-level units in addition. There is an integral electric oven and gas hob with extractor fan over, plumbing for an automatic washing machine and a one and a half bowl stainless steel sink unit with mixer tap over. The kitchen has appropriate tiled splashbacks and the room overall has inset spotlights to the ceiling. To the side of the kitchen, there is an area suitable for a dining table. Here there is a central heating radiator, further double-glazed windows allowing a rear garden aspect and useful under stairs storage.



## FIRST FLOOR



### Landing

Here doors lead off.



### Bedroom 1

12'8" x 12'2" max

The two main bedrooms are of similar proportions but bedroom one is located to the front of the property with a double-glazed window offering views over the property's front parking area and rural views beyond. The room has a central heating radiator and a built-in wardrobe.





### **Bedroom 2**

**12'8" x 9'8" max**

Located to the rear this double bedroom again has built-in storage, double-glazed window offering views over the property's rear garden and rural views beyond across the Colne Valley over neighbouring rooftops and there is a central heating radiator.



### **Bedroom 3**

**9'3" x 9'2" max**

Whilst it is the smallest of the bedrooms, it is still of a good proportion, the room has an over stairs storage cupboard and the bedroom is home to the property's loft access point. There is a double-glazed window and a central heating radiator.



### **Bathroom**

**8'4" x 5'5"**

This recently fitted suite comprises of a three-piece suite in white including a low-level flush WC, vanity hand wash basin and separate bath with shower over. The room is tiled to ceiling height and has two obscure double-glazed windows and a towel rail style radiator. The room has inset spotlights to the ceiling, extractor fan and the flooring is also tiled.





## OUTSIDE

To the front of the property the owners have made changes and there is now off-road parking for two cars and steps drop-down to a further tarmac path which gives access to the front door and to the side. Here there is a side access gate, and the path is laid to pebbles and passing the dining kitchen side access door leads through to the property's rear garden. The rear garden is a good proportion and has fenced boundaries to three sides, the lawn is laid with artificial turf and there is an outside tap.

It should be noted that the current owners have made recent changes to the property where they have decorated throughout, replaced the internal doors, changed the bathroom suite and generally given the property an overall uplift.

## Viewings

By appointment with Wm. Sykes & Son.

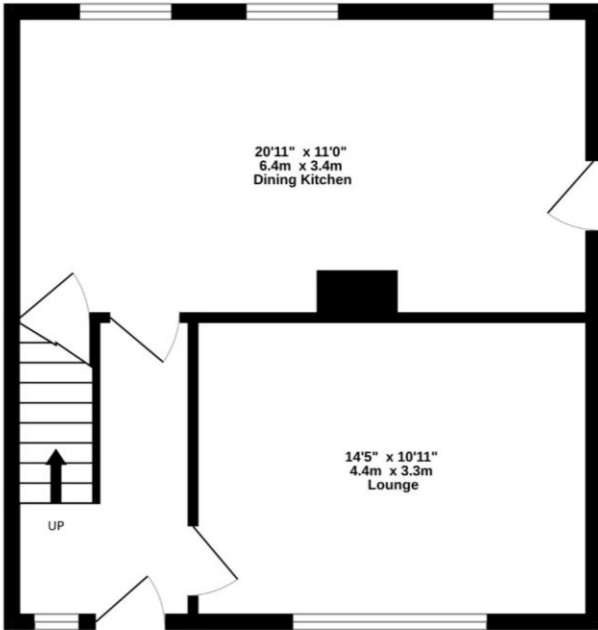
## Location

From Manchester Road turn up Hoyle House Fold which becomes Causeway Side. As you proceed up the hill turn right onto Waingate and immediately left onto Ridgeways. No. 31 is at the top end of the cul de sac. Parking is outside.

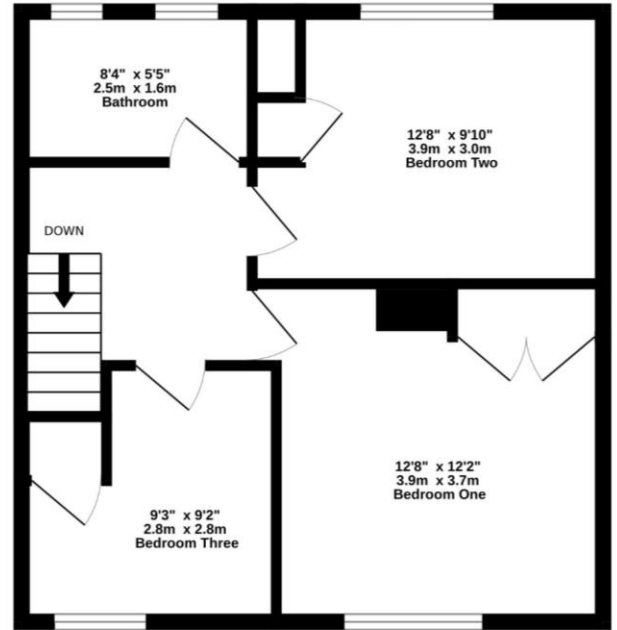
## Additional Information

- Council Tax – Band A
- Energy Rating 67 (Band D)
- Tenure – Freehold
- Utilities:-
  - Water – mains
  - Drainage - mains
  - Gas – mains
  - Electricity – mains
  - Heating – gas fired central heating
  - 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.

**GROUND FLOOR**  
456 sq.ft. (42.3 sq.m.) approx.



**1ST FLOOR**  
456 sq.ft. (42.3 sq.m.) approx.



**TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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