



8 Church Avenue, Linthwaite

A 3 bedroomed stone-built end of terrace home occupying a good position at the top end of the row, which means you get to enjoy some delightful far reaching views to the rear. The very nicely presented accommodation briefly comprises living room with multi-fuel stove, fabulous dining kitchen which has been extended at some point in the past, 3 bedrooms and a nicely fitted bathroom. It has double glazing, gas fired central heating, intruder alarm, and has natural wood 'Z' braced internal doors. Externally, there is a fairly low maintenance paved and gravelled area to the front of the house, which the current owner uses for off road parking, whilst at the rear you will find a fabulous sized outside space laid out over 2 levels with access to a utility room and log store under the upper level. Please note that the upper level is rented from Northern Power Grid at a current annual rent of £50. It is conveniently placed to take advantage of local shops, schools, and facilities in Linthwaite, and a range of shops, bars, cafes, and a train station in nearby Slaithwaite.

Holmfirth

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Slaithwaite

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Accommodation:

The recently fitted front entrance door opens into:-

GROUND FLOOR



Living Room

Featuring a multi-fuel stove on stone hearth set within the exposed brickwork chimney breast with a large stone lintel over. There is a large square bay window to the front providing plenty of natural light, staircase rising to the first floor, and finished with oak effect flooring.

16'8" x 13'11"



Dining Kitchen

This fabulous living space will no doubt become the hub of the house. It is very nicely fitted with a range of wall, drawer and base units with butchers block worktops which incorporate a Belfast sink with mixer tap. There are a range of integrated Bosch appliances which include a 4-zone induction hob with extractor hood over, electric oven, microwave, fridge/freezer, and a dishwasher. The kitchen also has exposed brickwork feature walls, slate tiled floor, inset ceiling spotlights, a bank of bi-folding doors giving access out at the rear, a frosted window to the side with oak sill, ample space for a dining table, and access to a small cellar.

16'9" x 11'6"

FIRST FLOOR



Landing

With pull down ladder access to the loft.



Bedroom 2

10'6" x 9'6"

Another double bedroom with fantastic views to the rear.



Bedroom 1

11'4" x 9'4"

A double bedroom with fitted wardrobes to both sides of the chimney breast, and window to the front.



Bedroom 3

7'4" x 6'8"

A single bedroom with window to the front.



Bedroom 2



Bathroom

7'2" x 4'6"

Very nicely fitted with a white suite comprising a low flush w.c. and wash basin set against a range of cupboards with vanity top, and a bath with dual head mains fed shower and screen over. There are inset spotlights, frosted window to the rear, and tiled walls and floor.



OUTSIDE

There is a fairly low maintenance paved and gravelled area to the front of the house, which the current owner uses for off road parking, whilst at the rear you will find good sized enclosed gardens laid out over 2 levels. The first level is laid with Indian stone flags creating ample space to sit out. There is a timber shed which has power and lighting, and access beneath the upper garden level to a log store, and a utility room which has plumbing for a washing machine. Steps rise to the delightful upper garden which is leased from Northern Power Grid for a current annual sum of £50. This garden has a decked sun terrace from where you can sit and enjoy some stunning views, a flagged patio area with pergola over providing a nice space for eating al fresco, and an area of artificial grass leads to another sitting area. There is also external power to this garden level.



Outside



Viewing

By appointment with Wm. Sykes & Son.

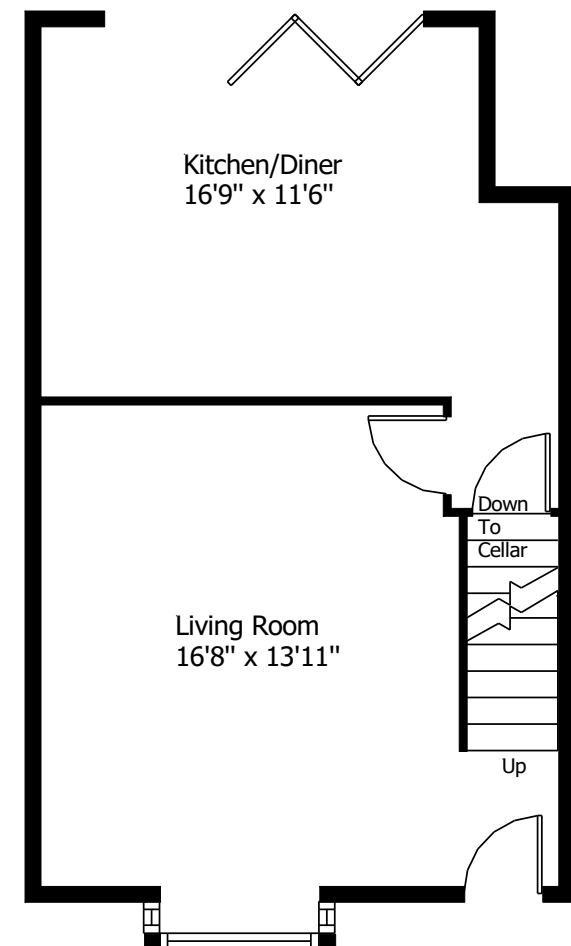
Location

Heading towards Linthwaite from Milnsbridge on the A62 Manchester Road, pass Harry Heywoods fish & chip shop on the left, then Slant Gate, and take the next left up Church Avenue where No.8 will be found near the top on the right.

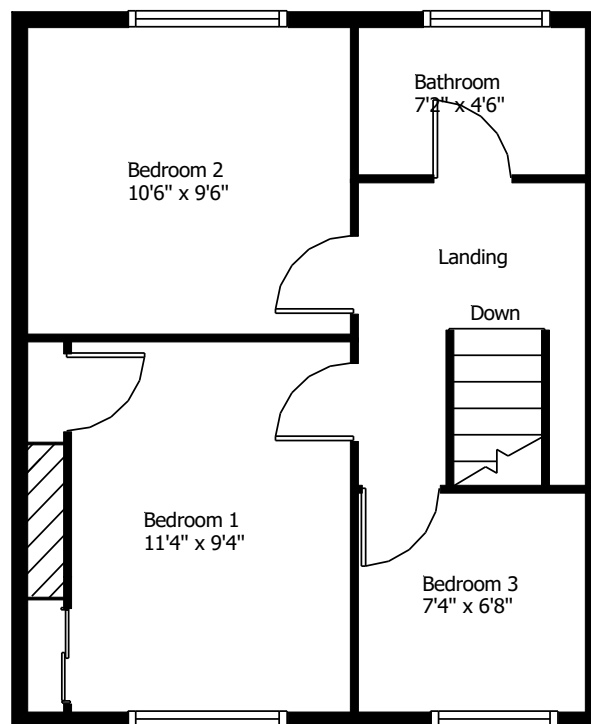
Additional Information

- Council Tax – Band B
- Tenure – Freehold
- EPC Rating – 61 (Band D)
- Please note that although our client uses the space to the front of the house for parking, they have not applied for a 'dropped kerb' therefore it is not officially an off road parking space.
- Utilities:-
 - Water – mains
 - Drainage - mains
 - Gas – mains
 - Electricity - mains
 - Heating – gas fired central heating and a multi fuel stove in the living room.
 - Broadband & Mobile Phone – Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

8 Church Avenue, Linthwaite



Ground Floor



First 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.
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