



21 Heights Drive, Linthwaite, Huddersfield, HD7 5SU

£279,950

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*Situated in the sought after location of Linthwaite is this extended semi-detached property offering spacious accommodation. Having a modern fitted kitchen with integrated appliances, 2 reception rooms, 4 piece family bathroom and 4 bedrooms, the property would make an ideal purchaser for a growing family looking for a property within the Colne Valley. The property is conveniently located for access to well regarded local schooling and an array of amenities within Linthwaite and Slaithwaite including excellent public transport links. An early internal inspection is recommended to appreciate what the property has to offer.*

*Energy Rating: D*



## GROUND FLOOR:

Enter the property via a uPVC entrance door into:-

### Entrance Hall

Which has a staircase rising to the first floor level, a central heating radiator and under stair store cupboard housing the boiler and fusebox. Internal access from the hallway leads to the integral garage.

### Lounge

13'0 x 13'1 (3.96m x 3.99m)

Fitted with laminate flooring, a central heating radiator, wall light points and a uPVC double glazed window enjoying far reaching views.

### Kitchen

12'7 x 9'4 (3.84m x 2.84m)

Comprising a range of modern wall and base units with working surfaces over and space saver corner units, tiled splashbacks, integrated fridge, freezer, dishwasher, oven and induction hob with extractor over. There are also ceiling spotlights, a central heating radiator and a uPVC double glazed window. A door from the kitchen gives access to the dining room.

### Dining Room

10'0 x 9'8 (3.05m x 2.95m)

The dining room has laminate flooring, access to the lounge and uPVC double glazed French doors to the garden.

## FIRST FLOOR:

### Landing

The landing has access to the loft via a pull down ladder which is partially boarded.

### Master Bedroom

15'10 x 11'11 (4.83m x 3.63m)

This spacious double bedroom has a central heating radiator and uPVC double glazed French doors.

### Bedroom 2

10'8 x 13'0 (3.25m x 3.96m)

This double bedroom is fitted with a central heating radiator and uPVC double glazed window enjoying distant views.

### Bedroom 3

13'4 x 9'7 (4.06m x 2.92m)

Another double bedroom situated to the rear and having access to a useful eaves store cupboard and being fitted with a central heating radiator and a uPVC double glazed window.

### Bedroom 4

9'3 x 13'0 max 6'6 min to bulkhead (2.82m x 3.96m max 1.98m min to bulkhead)

Fitted with a large bulkhead, a central heating radiator and uPVC double glazed window.

### Bathroom

Being part tiled to the walls and furnished with 4 piece suite comprising a pedestal wash hand basin, low flush WC, bath and separate shower enclosure. There is also a chrome ladder style radiator, laminate flooring and a Velux window.



OUTSIDE:

To the front is a low maintenance gravelled garden with driveway and hard standing to the side. To the rear, there is a private rear garden with artificial grass and patio.

Garage

11'11" x 21'10" (3.63m x 6.65m)

Benefitting from plumbing for a washing machine and space for a dryer and having timber access doors to both front and rear and a side window.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Manchester Road (A62), passing through the traffic lights at Longroyd Bridge and Thornton Lodge. Continue along Manchester Road until the traffic lights in Cowlersley, take a left hand turn into Cowlersley Lane and follow this road as it becomes Gillroyd Lane. After passing Colne Valley High School on the left hand side turn left into Heights Drive where the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band C

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

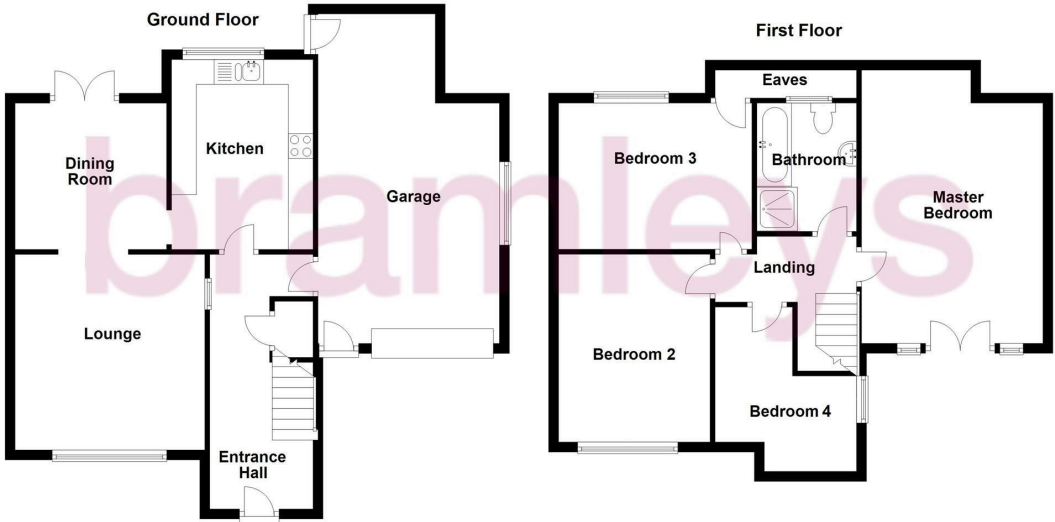
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS

Please call our office to book a viewing:-

Huddersfield Properties: 01484 530361

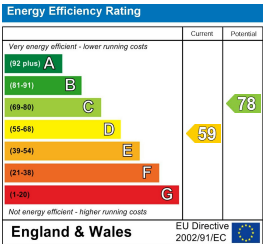


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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