



7 Acorn Rise, Linthwaite, Huddersfield, HD7 5FJ

£375,000

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## NO UPPER CHAIN

Beautifully presented throughout with a range of high quality fixtures and fittings, is this superb 4 bedroom detached family property. Having stunning far reaching views towards Pole Moor from the rear, the property is being offered for sale with no upward chain.

Constructed in 2025, the property boasts en suite facilities to the master bedroom and in addition to the 4 bedrooms, there is a ground floor cloakroom/WC, living room, breakfast kitchen and single garage with EV charger point.

Externally the property provides off road parking to the front and to the rear there is an enclosed garden ideal for those with a young and growing family. Only by a personal inspection can one truly appreciate the quality, size, position and outstanding views.



## GROUND FLOOR:

Enter the property through a composite external door into:-

### Entrance Hall

With luxury vinyl flooring, built-in understairs cupboard, central heating radiator and an access door to the cloakroom/WC.

### Cloakroom/WC

Furnished with a 2 piece white suite comprising of a low flush WC, pedestal wash basin with chrome mixer taps, central heating radiator and the flooring extends from the entrance hall.

### Lounge

12'10" x 12'2" (3.91m x 3.71m)

A most spacious living room which is situated to the front of the property, having luxury vinyl flooring, uPVC double glazed window and a central heating radiator.

### Dining Kitchen

19'3" max x 11'2" max / 7'2" min (5.87m max x 3.40m max / 2.18m min)

A most spacious dining kitchen which is fitted with a range of matching modern shaker style wall and base units, with laminated work surfaces and complementary upstands. There are a range of integrated appliances including a 4 ring induction hob with overhead extractor fan and light, split level double oven and grill, integrated dishwasher, 1.5 bowl asterite sink unit with mixer taps and side drainer, plumbing for a washing machine, sunken LED lighting, luxury vinyl flooring, central heating radiator, a uPVC double glazed window which provides

superb far reaching views towards Pole Moor and a set of uPVC double glazed French doors provide access to the rear garden.

## FIRST FLOOR:

Accessed via a spindlerail balustrade.

### Landing

With a built-in linen cupboard.

### Master Bedroom

15'6" max x 12'9" max (4.72m max x 3.89m max)

A generous master bedroom which is situated to the front of the property with rural views. This room is fitted with a central heating radiator and uPVC double glazed window. A door provides access to the en suite.

### En suite Shower Room

Being part tiled to the walls and fully tiled to the floor. There is a 3 piece suite which comprises of a low flush WC, pedestal wash basin and a double width fully tiled shower cubicle. There is a chrome ladder style radiator and a uPVC double glazed window.

### Bedroom 2

11'7" x 11'2" (3.53m x 3.40m)

Peacefully situated to the rear of the property with superb far reaching views towards Pole Moor. This room is fitted with a central heating radiator and a uPVC double glazed window.

### Bedroom 3

10'4" x 13'0" max / 9'4" min (3.15m x 3.96m max / 2.84m min)

A spacious double bedroom which has rural



views to the front. This room is fitted with a central heating radiator, uPVC double glazed window and a useful recessed area which allows space for wardrobes if required.

#### Bedroom 4

10'9" x 6'10" (3.28m x 2.08m)

Peacefully situated to the rear of the property with views towards Pole Moor. There is a central heating radiator, uPVC double glazed window and luxury tiled flooring.

#### Bathroom

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and panelled bath with overhead Mira shower and shower screen. There are part tiled walls, a fully tiled floor, chrome ladder style radiator, uPVC double glazed window and sunken LED lighting.

#### OUTSIDE:

To the front of the property there is a lawned garden with adjacent tarmac driveway which in turn leads to the integral garage. To the rear there is a fully enclosed garden, predominantly lawned with a flagged seating area.

#### Garage

20'5" x 10'3" (6.22m x 3.12m)

With an up and over door, EV charger point to the front, as well as power and light points.

#### 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.

#### TENURE & ESTATE MANAGEMENT CHARGES:

Leasehold - as the property is currently held on a shared ownership basis.

Please note, the property is being sold as a 100% share. The housing association have confirmed that the property will be sold with the freehold title.

However, there will be an estate management charge to include:- Garden Maintenance Contract, Administration and Admin Fee = £155.87 per annum (2026).

We would advise all prospective purchasers to clarify this with their solicitors prior to the completion of a sale.

#### COUNCIL TAX BAND:

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#### 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:

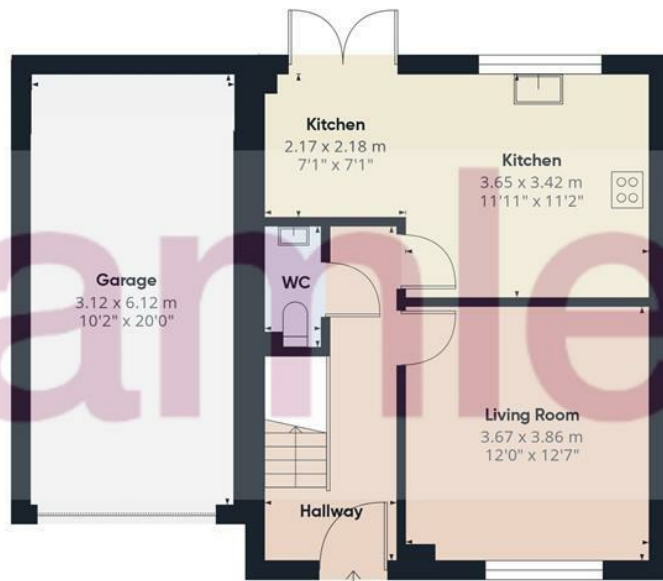
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

#### VIEWINGS:

Please call our office to book a viewing on 01484 530361.







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
119.3 m<sup>2</sup>  
1282 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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