



3 Hollin Way Off Gillroyd Lane, Linthwaite, Huddersfield, HD7 5SR  
£425,000

**bramleys**

\* OPEN HOUSE - SATURDAY 14TH OCTOBER 2023 - 10AM TILL 1PM \*

This prestigious 4 bedrooomed, semi-detached property is the show home of the prestigious Hollin Gate development constructed by locally renowned SB Homes. Featuring quality throughout with a range of high specification fixture and fittings, the property provides a luxuriously appointed family home.

The main bedroom has the added benefit of two sun terraces in which to enjoy the superb far reaching views across the Colne Valley, built-in wardrobes, bedside tables and a modern en suite, a further guest suite also provides an en suite and the property also provides a further 2 well proportioned bedrooms.

With 2 reception rooms, a utility room/WC, open plan modern fitted kitchen with a wealth of integrated appliances, solid wood internal doors, underfloor heating to the ground floor, brushed chrome sockets and light switches. Externally the property has off road parking for 2 vehicles to the front, an integral garage with EV charging point and good sized rear garden which is enclosed by timber fencing.

Energy Rating: B





## GROUND FLOOR:

Enter the property via a composite entrance door into:-

### Entrance Hall

Where there is Karndean flooring and an access door leading to the integral garage.

### Garage

19'6" x 9'10" (5.94m x 3.00m)

Fitted with up and over door and power and light points.

### Living Room

13'9" x 8'4" (4.19m x 2.54m)

There is a central heating radiator and uPVC double glazed window.

### Master Bedroom

15'4" x 10'2" (4.67m x 3.10m )

Peacefully situated to the rear of the property and being beautifully presented with Karndean style flooring, sliding double glazed patio doors leading out onto the balcony with chrome and glass balustrade, a French door which leads to a separate second balcony also with chrome and glass balustrade. There are also built-in double wardrobes with hanging and shelving facilities.

### En suite Shower Room

Being part tiled to the walls and furnished with a 3 piece white suite comprising low flush toilet, vanity wash basin with cupboards beneath and fully tiled double width shower cubicle with rainwater head. There is also sunken LED lighting and a chrome ladder style radiator.

## LOWER GROUND FLOOR:

### Inner Hallway

### Utility Room/WC

9'7" x 6'4" (2.92m x 1.93m)

Fitted with a range of matching modern shaker style floor and wall units with matte black fittings, part tiled walling, inset stainless steel sink unit with mixer taps and side drainer and a low flush WC.



## Dining Kitchen

27'6" x 11'10" (8.38m x 3.61m)

Being open plan to the dining area and fitted with a range of matching modern, soft close shaker style floor and wall units with LeMans cupboard, quartz working surfaces, an inset sink unit with Quooker hot tap and double pull out bin. Integral appliances include a 4 ring induction hob with overhead extractor fan and light, split-level oven and grill, integrated dishwasher, fridge and freezer. There is also a peninsular breakfast bar and sunken low voltage lighting. The dining area is fitted with Karndean flooring and a set of uPVC double glazed sliding patio doors leading directly out onto the rear garden.

## Family Room

19'5" x 9'6" (5.92m x 2.90m)

Being open plan to the dining room area and having a set of uPVC double glazed sliding patio doors leading onto the rear patio and gardens. There is also a built-in under stair store cupboard.

## FIRST FLOOR:

Accessed via a staircase from the main entrance hall.

## Landing

There is a glass balustrade staircase and a uPVC double glazed window.

## Guest Suite

12'4" x 8'4" (3.76m x 2.54m)

Fitted with a uPVC double glazed window to the rear attracting superb far reaching views and a central heating radiator.

## En suite Shower Room

Fully tiled to the walls and floors and furnished with a 3 piece suite comprising low flush WC, vanity wash basin with cupboards beneath and double width shower cubicle with rainwater head and additional hose. There is also a chrome ladder style radiator.

## Bedroom 3

11'1" x 8'3" (3.38m x 2.51m)

There is a central heating radiator and uPVC double glazed window.

## Bedroom 4

10'2" x 6'8" (3.10m x 2.03m)

Situated to the rear of the property benefitting from superb far reaching views.

## Bathroom

Fully tiled to the walls and floor. This modern bathroom is furnished with a 3 piece white suite comprising low flush WC, vanity wash basin with cupboards beneath and a panelled bath with overhead rainwater shower head and additional hose. There is also a chrome ladder style radiator and sunken low voltage lighting.

## OUTSIDE:

To the front, there is a block paved parking apron providing off road parking for 2 vehicles and in turn gives access to the integral garage which has an electric car charger. The property has a good sized rear garden which has a flagged patio seating area, lawned garden area and is fully enclosed by timber fencing.

## 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. Continue along the main road to the traffic lights at Cowlersley, turn left into Cowlersley Lane and proceed up the hill passing through Broad Oak and then Colne Valley high school on the left hand side. The entrance to Hollin Gate will be found after a short distance on the right hand side.

## TENURE:

Freehold

## COUNCIL TAX BAND:

D

## 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.





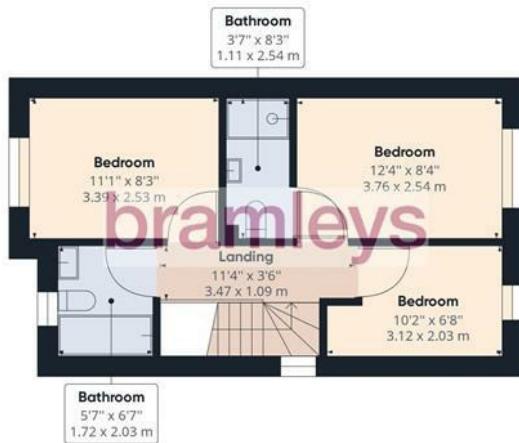




Floor 0



Floor 1



Floor 2

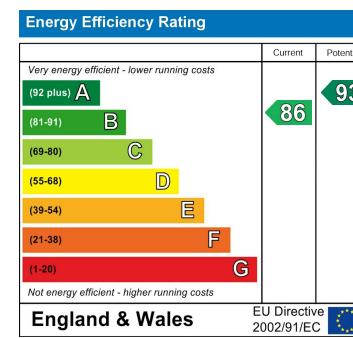
#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



Approximate total area<sup>(1)</sup>

1657.31 ft<sup>2</sup>  
153.97 m<sup>2</sup>

Reduced headroom

8.46 ft<sup>2</sup>  
0.79 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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