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**Gillroyd Lane, Linthwaite
Huddersfield,**

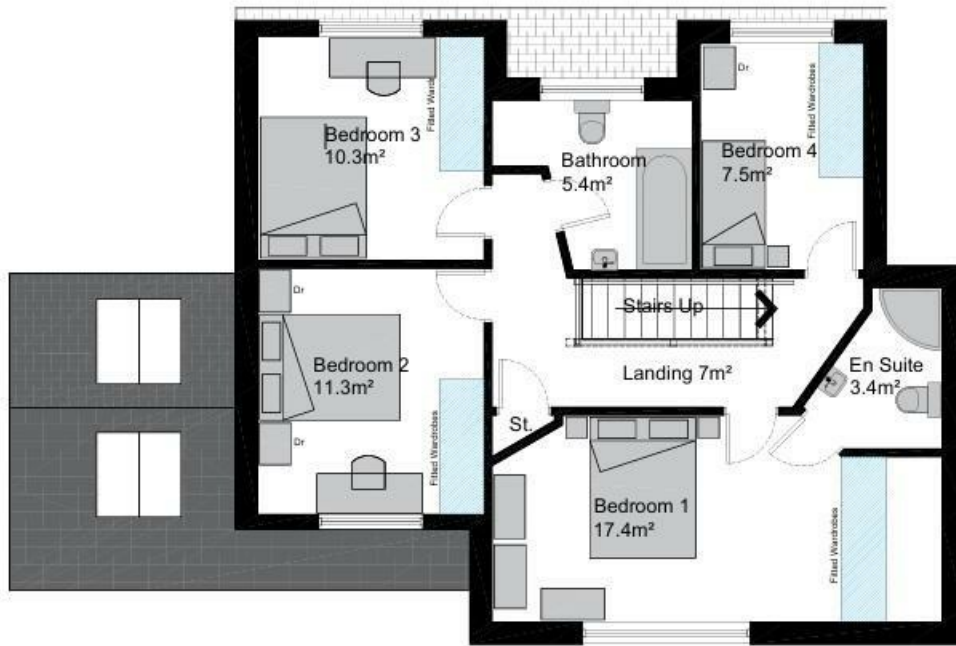
**Offers in the region of
£425,000**

This five-bedroom family home enjoys stunning views over the Colne Valley, with large windows maximising natural lighting. The layout offers a certain amount of flexibility, with a ground floor double bedroom. The presentation is to a high standard throughout, with oak and glazed internal doors, superb oak veneered panelling and an oak and glazed staircase. Certain rooms have a high ceiling incorporating Velux windows for added natural lighting. The accommodation comprises an entrance hallway, large living room, similarly sized dining/sitting room with French doors, kitchen with integrated appliances, ground floor double bedroom (which could be a home office or playroom, etc.) and ground floor shower room/utility room. On the first floor, there are four bedrooms (three doubles), all with built-in wardrobes. The master has an en suite shower room. There is also a family house bathroom. The property has a gas-fired central heating system and uPVC glazing. Externally, at the rear, the wide block paved driveway provides parking for three vehicles (depending on size), along with a paved patio area. At the front, there are lawns and an all-weather composite decked seating area, from which to enjoy the most enviable outlook. Whilst having a semi-rural feel, the property is conveniently placed for local amenities, nearby schooling and Colne and Holme Valleys.

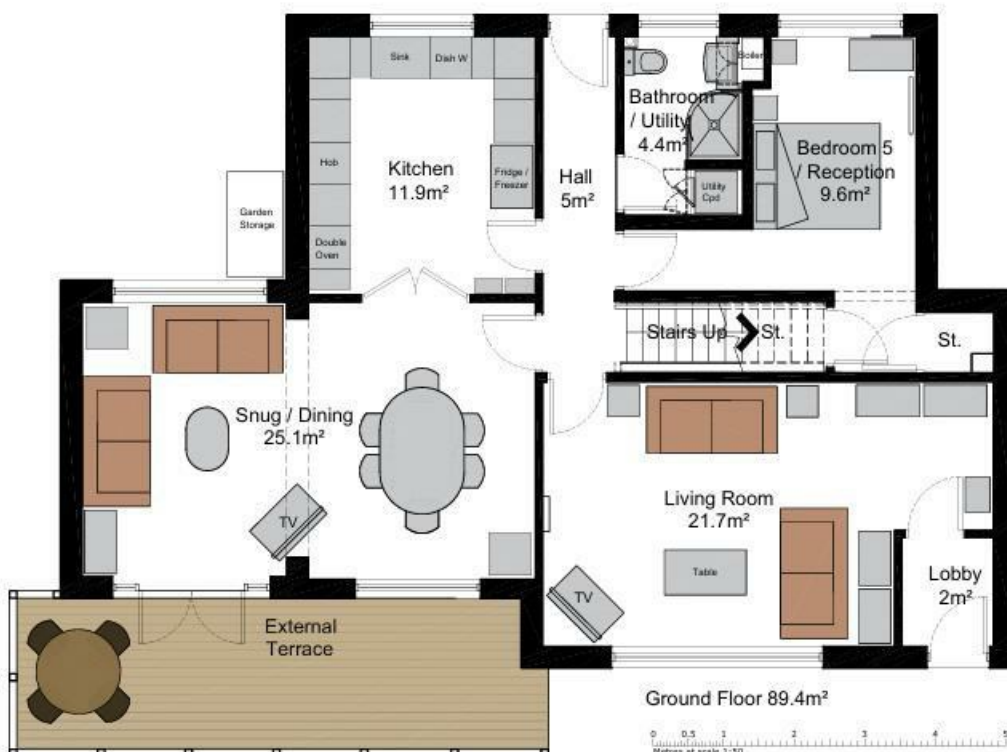
An internal inspection is advised to appreciate the position, presentation and overall accommodation on offer.

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Floorplan



First Floor Layout 69m²



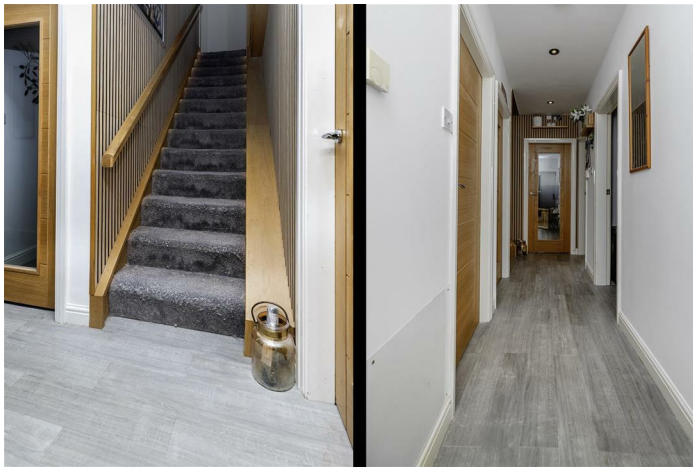
285A Gillroyd Lane, Linthwaite, Huddersfield HD7 5SY - total internal floor area approx. 158m²

Gillroy Lane, Linthwaite Huddersfield,

Details



Entrance Hallway



An external composite door with a decorative opaque panel gives access to the stylish entrance hallway. Of particular note is the grey vinyl plank flooring and oak veneered panelling at the far end, extending up the staircase to the first floor accommodation. The staircase includes feature LED lighting. The hallway has oak internal doors, some incorporating glazed panels. An oak and glazed door leads into the living room.

Living Room



This large formal reception room is positioned at the front of the property and is particularly light and bright, with a broad uPVC window taking full advantage of the superb views across and down the valley, towards Marsden and beyond. The room can easily accommodate a good amount of furniture and has a fire surround incorporating a pebble

effect electric fire. There is ceiling downlighting, two radiators, and an oak and glazed internal door and leading to the entrance lobby, which has a radiator and a matching composite door to that of the rear entrance hallway. Large stone clad feature wall with fireplace centre piece.

Dining/Sitting Room



From the hallway, an oak and glazed door opens into the dining/sitting room, which certainly has the wow factor. It is positioned at the front of the home and enjoys arguably even better views across and down the valley. It is light and bright with uPVC glazing and glazing incorporating French doors leading out onto a composite decked seating area. There are also rear uPVC windows and four large Velux windows with remote control blackout blinds within the high angled ceiling, further enhancing the feeling of light and space. There is ceiling downlighting and a continuation of the LVT plank flooring. The room is multipurpose and could be used as a formal dining room and an everyday sitting or entertainment room, particularly with the access out into the garden. There is a radiator and oak and glazed doors open to the kitchen

Kitchen



This room is accessed from the entrance hallway via an oak

Gillroyd Lane, Linthwaite Huddersfield,

Details



and glazed door, as well as from the matching double doors in the dining/sitting room. The kitchen has been updated in more recent times and has wall cupboards and base units, under unit lighting, worktops and a stainless steel sink with mixer tap and single drainer. The plinths incorporate LED lighting. Integrated appliances include an oven, grill, four-ring gas hob, a vented style filter hood and dishwasher. There are brick style tiled splashbacks, along with space for an American style fridge freezer (with cold water feed). The room has a continuation of the LVT plank flooring and a rear uPVC window.

Bedroom Five



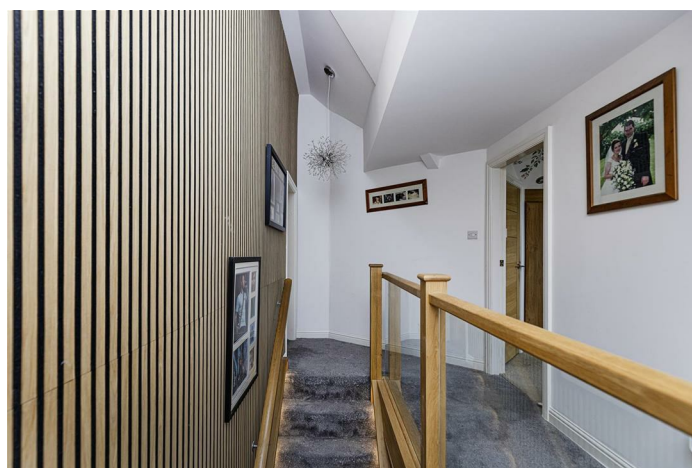
This ground floor double bedroom is flexible in its usage and has been a large home office/study, but could be a playroom or gaming room. There is a useful under stairs storage cupboard, a cupboard to the opposite side and oak veneer timber panelling to one area. It has space for freestanding or fitted furniture, LED downlighting, a rear uPVC window and a radiator.

Shower Room/Utility Room



The ground floor shower room is accessed from the hallway and makes a perfect en suite to bedroom five, having been updated and redesigned in more recent times. It has a corner quadrant shower cubicle with curved doors and an overhead waterfall style shower fitting, a rectangular wash hand basin with storage beneath and a low-level WC. There is floor-to-ceiling storage, incorporating space and plumbing for an automatic washer, above which is space for a condensing dryer. Concealed is the boiler for the central heating system. There is tiling to the walls with a slate style border, an opaque uPVC window, LVT flooring and a chrome ladder style radiator.

First Floor Landing



From the hallway on the left-hand side is an impressive staircase with oak veneered panelling on either side. The

Gillroyd Lane, Linthwaite Huddersfield,

Details



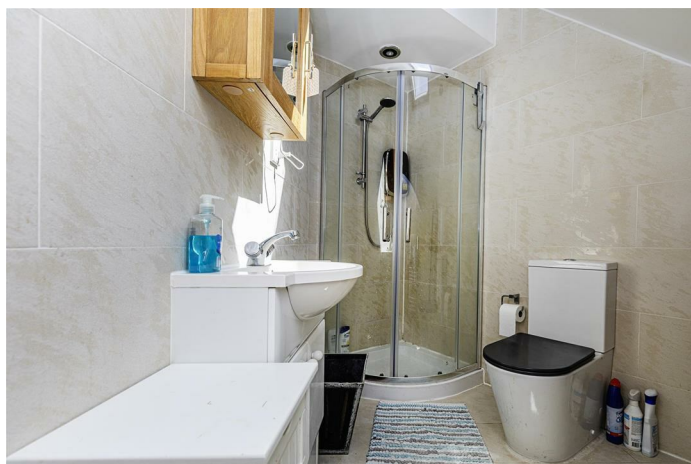
oak staircase with matching handrail incorporates glazing and runway style LED lighting. The landing certainly has the wow factor with a continuation of the oak veneered panelling to full height and oak internal doors. It is light and bright with neutral decor and twin high-level Velux windows. There is access to useful storage within the eaves slope of the roof and a radiator.

Bedroom One



This double bedroom is positioned at the front of the property and, from its elevated position, enjoys superb 180 degree views across and down the valley, taking in the viaducts and looking back towards Scapegoat Hill and Marsden. It has built-in wardrobes, plenty of space for freestanding furniture, LED lighting and a radiator. Being the master bedroom, this room has the advantage of an en suite shower room.

En Suite Shower Room



This room has a corner quadrant shower cubicle with curved doors and an Aqualisa independent shower, a wash hand basin with storage cupboards below and a low-level WC. It has tiling to the walls and floor, a high-level Velux window, electric shaver point and a chrome ladder style radiator.

Bedroom Two



This double bedroom is positioned at the front of the property, with identical views to that of the master bedroom. It has a built-in treble wardrobe and open shelving, and can incorporate further freestanding or fitted furniture. It also has a radiator.

Gillroyd Lane, Linthwaite Huddersfield,

Details



Bedroom Three



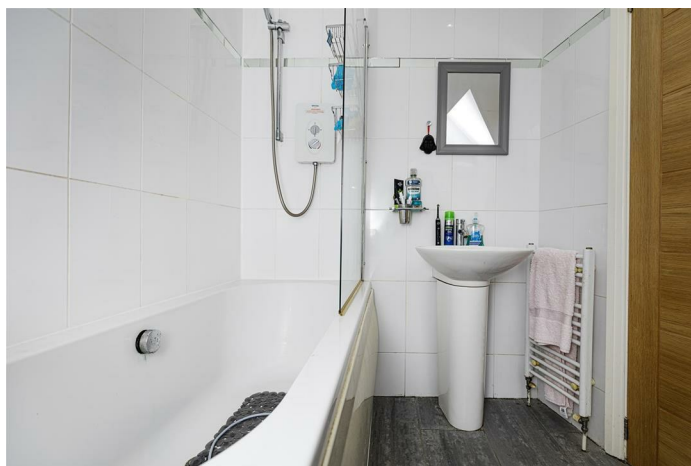
This double bedroom is positioned at the rear of the property, with a built-in treble wardrobe and open shelving/book casing. It has a uPVC window with a pleasant long distance view, plenty of space for further freestanding or fitted furniture and a radiator.

Bedroom Four



This good-sized single bedroom is positioned at the rear of the property, with a built-in double wardrobe and open shelving/book casing. It has a uPVC window with a pleasant aspect, space for further furniture and a radiator.

House Bathroom



The bathroom has a white three-piece suite comprising a bath with curved shower screen and wall-mounted Bristan independent shower, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and floor, a rear opaque uPVC window and open low-level shelving, perfect for toiletries, bedding and towels etc. There is also a ladder style radiator.

External Details



At the rear of the property, there is a block paved driveway, which, depending on vehicle size, can provide parking for three. There is enclosed bin store area with timber fencing and fencing to the left-hand side. From the driveway, steps lead up to a wide stone flagged seating area, from where access can be gained to the rear entrance hallway. There is external lighting and water. At the side of the property, the block paved pathway continues and there is a useful garden store. At the front, there is a good-sized seating area with balustrading, taking full advantage of the views, lawned gardens with a central pathway, a paved seating area, perimeter hedging and fencing. There is external lighting.

Tenure

The vendor informs us that the property is freehold.

Gillroyd Lane, Linthwaite Huddersfield,

Directions

