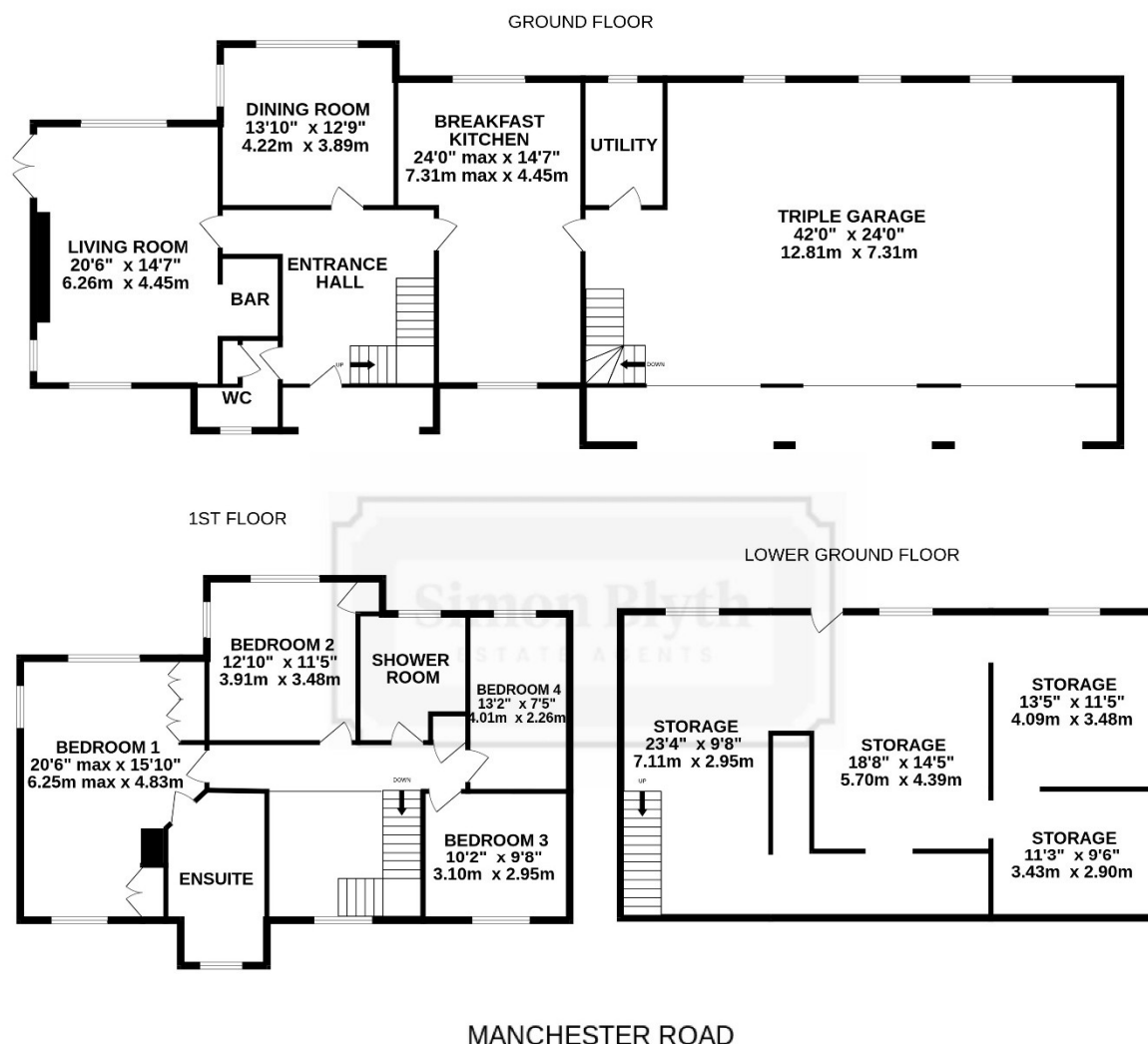




550 Manchester Road, Linthwaite, Huddersfield, HD7 5RD



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PROPERTY DESCRIPTION

Standing in approaching $\frac{3}{4}$ of an acre with lovely views over the valley is this modern individual stone built detached house with triple garage, large lower ground floor area and approached down a sweeping driveway from Manchester Road. A fabulous family home with potential to increase the living space with a substantial lower ground floor area of approximately 940 sq ft with direct access onto the rear garden. The accommodation is served a gas central heating system, timber sealed unit double glazing and briefly comprises to the ground floor galleried entrance hall, triple aspect living room with bar area off, dining room, fitted kitchen open plan to breakfast room, downstairs WC and utility room. Lower ground floor currently split into four storage rooms. First floor landing leading to triple aspect master bedroom with fitted furniture and large en suite bathroom, three further bedrooms and shower room. Externally there is off road parking for a number of vehicles together with triple garage with three electric up and over doors, gardens include levelled lawn area with large Indian stone flagged patio, detached timber wood store and planted trees and shrubs giving privacy from Manchester Road. The property is well placed for local shops, schools, railway station in neighbouring Slaithwaite and access to the M62.

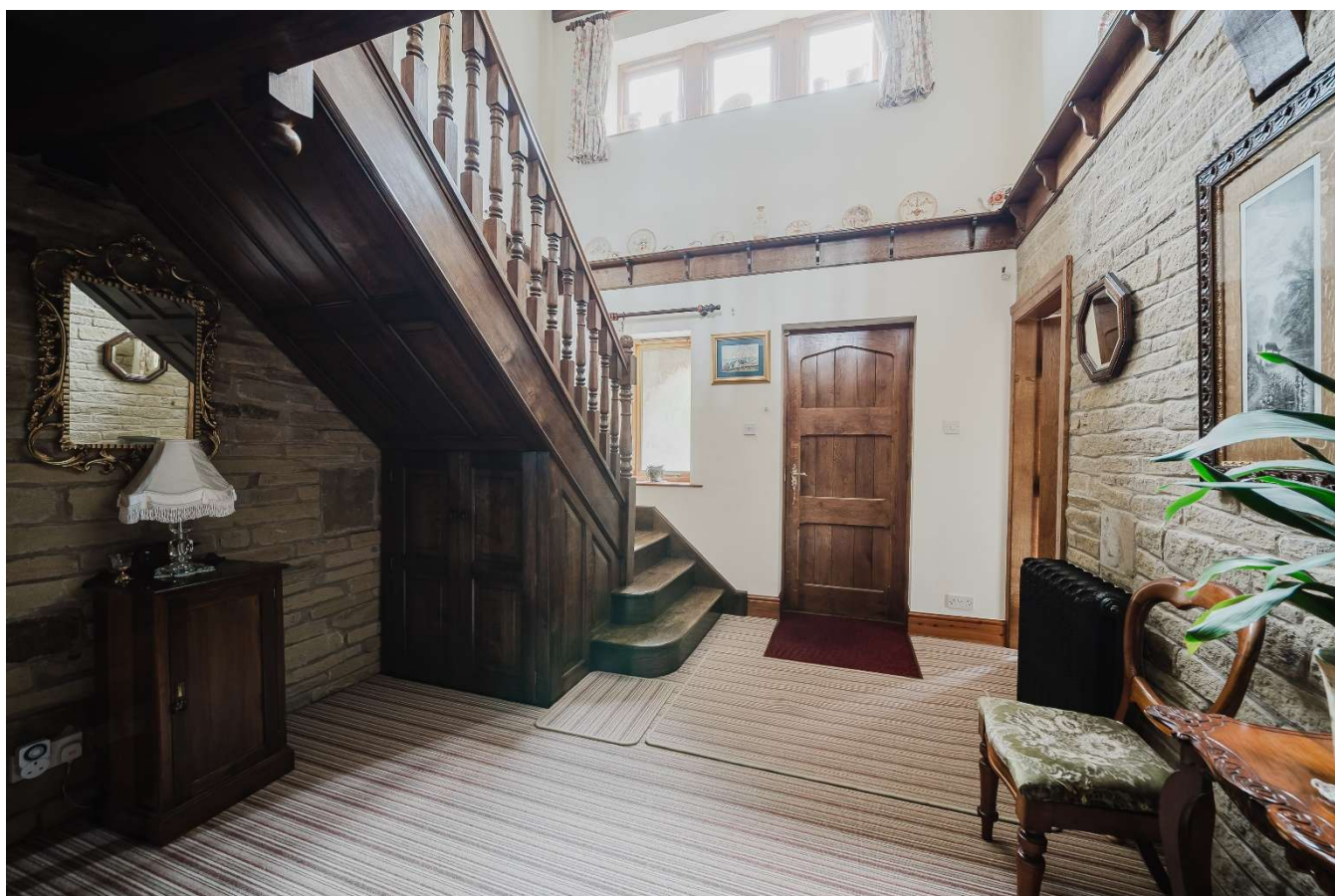
Offers Around £685,000

GROUND FLOOR

RECEPTION HALL

Measurements – 13'2" x 10'6"

With an oak entrance door, oak internal plank doors with matching oak architraves, there is exposed stonework, delft rack, column radiator, two wall light points and to one side an oak spindled staircase rises to a galleried landing. From the hallway access can be gained to the following rooms: -



DOWNSTAIRS CLOAK ROOM/ W.C

Measurements – 7'3" x 6'9"

This has beamed ceiling, two central heating radiators, four wall light points, there is a storage cupboard and suite comprising pedestal wash basin with tiled splash back and low flush W.C.

LIVING ROOM

Measurements – 20'6" x 14'7"

As the dimensions indicate this is a generously proportioned reception room which has an abundance of natural light from windows to the front elevation, to the left-hand side of the chimney breast there is a window, to the right-hand side are French doors, as well as sliding triple glazed patio doors to the rear which take advantage of some lovely views over the valley. There is beamed ceiling, exposed polished and stained floorboards, two central heating radiators, five wall light points and as the main focal point of the room there is a lovely stone fireplace with oak lintel and home to a wood burning stove which rests on a stone flagged hearth.



BAR

Measurements- 4'8" x 6'5"

This is situated to one side of the living room and has beamed ceiling, exposed stonework, central heating radiator and exposed polished and stained floorboards.

DINING ROOM

Measurements- 13'10" x 12'9"

This is situated adjacent to the living room and has windows to the rear and side elevations and once again enjoying lovely views over the valley, there is beamed ceiling with ceiling light point, two wall light points, exposed stonework and exposed polished and stained floorboards.



KITCHEN

Measurements – 14'7" x 10'0"

This is open plan to the breakfast room and has windows to the rear elevation enjoying views over the valley, there is a beamed ceiling with four ceiling light points, wall light point, exposed polished and stained floorboards and fitted with a range of Pippi oak covered base and wall cupboards, drawers, contrasting overlying granite work tops with tiled splash backs, inset double bowl stainless steel sink with chrome mixer tap, Smeg five ring stainless steel gas hob with extractor hood over with inset down lighters, twin Smeg stainless steel and smoked glass electric fan assisted ovens, integrated AEG dishwasher, integrated Bosch fridge, concealed lighting beneath the wall cupboards and island unit matching the kitchen with granite worktop, drawers and cupboards beneath and wine rack.



BREAKFAST ROOM

Measurements – 12'9" x 11'6"

As mentioned earlier this is open plan to the kitchen and has windows looking out over the front garden, there is a beamed ceiling with two ceiling light points, exposed stonework, central heating radiator and as the main focal point of the room there is a lovely stone fireplace which has inset down lighters and is home to an Efel gas stove which rests on a stone flagged hearth. To one side an oak plank door and further fire door provide access to the triple garage.



LOWER GROUND FLOOR

This is accessed via a staircase situated in the triple garage. The lower ground floor looks out onto the rear garden as well as having a door and patio doors giving access to the garden. This area measures approximately 940 sq ft and offers further potential to increase the living space and at present provides useful storage with 4 rooms which measure 23'4" x 9'8", 18'8" x 14'5", 13'5" x 11'5" and 11'5" x 9'6". There is a beam and block ceiling, light and power.

FIRST FLOOR

GALLERIED LANDING

With beamed ceiling, central heating radiator, three wall light points, window looking out over the front garden, exposed polished and stained floorboards, central heating radiator and linen cupboard with fitted shelving. From the landing access can be gained to the following rooms: -



BEDROOM ONE

Measurements – 20'6" x 15'10"

A large principle bedroom which has windows to three elevations providing lots of natural light and taking advantage of some lovely views, there are two central heating radiators and a range of bespoke fitted furniture including floor to ceiling mirror fronted wardrobes, cupboards, drawers and bed side tables. To one side a door gives access to the en suite bathroom.



EN-SUITE BATHROOM

Measurements – 13'9" x 8'3"

This has timber panelled and beamed ceiling with ceiling light point, extractor fan, part tiled walls, fitted mirrors, heated towel rail and fitted with a suite comprising double ended bath with tiled side panel together with mixer tap and separate hand spray, pedestal wash basin, low flush WC and large shower cubicle with glass door and shower fitting.



BEDROOM TWO

Measurements- 13'10" x 11'5"

A double room situated adjacent to bedroom one and having Venetian style window to the rear elevation with views over the valley, a further window provides additional natural light to the side elevation, there is a beamed ceiling, ceiling light point, central heating radiator and fitted cupboard with shelving.



BEDROOM THREE

Measurements- 11'6" x 9'8"

A double room with windows looking out over the front garden, there is a ceiling light point and central heating radiator.



BEDROOM FOUR

Measurements – 13'2" x 7'5"

This is situated to the rear and has window enjoying views over the Valley, there is a ceiling light point, loft access with pull down ladder.



SHOWER ROOM

Measurements – 9'9" x 8'4"

With timber panelled ceiling with ceiling light point, large fitted mirror, part tiled walls, heated towel rail and fitted with a suite comprising pedestal wash basin, low flush WC and shower cubicle with glass door and shower fitting.



OUTSIDE

GARDEN

The property stands in approaching 3/4 of an acre. To the front and to either side of the sweeping driveway there are rockeries with established trees and shrubs which provide privacy from Manchester Road, there is a wide Indian stone flagged pathway across the front of the house opening onto an extensive patio to the left hand side where there are steps rising to a detached timber store. Beyond the patio there is a level shaped lawned garden with planted trees, flowers and shrubs together with views down the valley, there is a period style street lamp, and at the far end there are planted soft fruit bushes and rhubarb. From the flagged patio there is a flight of steps leading to the rear garden which comprises semi-circular gravelled area with lawn beyond and there is a small wall with a gravelled area immediately outside the lower ground floor accommodation and once again this enjoys views over the valley.

GARAGE

The property is approached from Manchester Road down a sweeping gravelled driveway which provides off road parking for several cars as well as leading to the triple garage. At the entrance to the triple garage there is a covered area measuring 42' x 4'8". This is block paved with timber panelled ceiling with three ceiling light points and from here there are three electric up and over doors giving access to the triple garage. The triple garage is 42' x 24' this has three windows to the rear elevation, power, light, there is the staircase giving access to the lower ground floor and in one corner a door gives access to the utility room.

UTILITY ROOM

Measurements- 10'0" x 6'5"

with a window looking out to the rear, two ceiling light points, central heating radiator, range of base and wall cupboards, drawers, worktops, single drainer stainless steel sink with chrome mixer tap and with under counter space for washing machine.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double Glazing- The property has timber and sealed unit double glazing

Property tenure – Freehold

Council tax band – F

Directions- Using satellite navigation enter the postcode HD7 5RD

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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