



287 Gillroyd Lane, Linthwaite, HD7 5SY



GILLROYD LANE

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PROPERTY DESCRIPTION

Occupying a delightful position close to open countryside together with stunning views down the Colne Valley, a five-bedroom, three bathroom detached house providing spacious and versatile accommodation with bedrooms to both ground and first floor.

This stylish home is flooded with natural light with well-planned living space which has been thoughtfully designed and ideal for someone who enjoys entertaining. There is a gas central heating system, uPVC double glazing and briefly comprising to the ground floor, entrance hall with galleried landing, living room, dining room, 31ft living kitchen, two bedrooms and bathroom. Lower ground floor utility and gym/office and store off. First floor master bedroom with dressing and en suite, two further bedrooms one of which is en suite.

Externally there is off road parking for several cars and, EV charging point and gardens laid out to three sides.

Offers Around £700,000

GROUND FLOOR

ENTRANCE HALL

Measurements- 15'5" x 7'9"

This has a uPVC door with adjacent uPVC double glazed window with views across the valley, there is a glass panelled staircase with oak handrail and galleried landing and this area is flooded by natural light from four Velux double glazed windows, there is a ceiling light point, central heating radiator with cover and beneath the stairs a door gives access to the lower ground floor accommodation. From the hallway access can be gained to the following rooms: -



LIVING ROOM

Measurements- 14'9" x 12'4"

This has a uPVC double glazed window looking out across the front garden and with stunning far-reaching views down the Colne Valley, there is a ceiling light point, ceiling coving and central heating radiator.



DINING ROOM

Measurements – 17'8" x 14'9"

This is situated to the rear of the property and has a bank of four uPVC double glazed windows with views across open countryside and further natural light from a uPVC double glazed window to the side elevation, there is a ceiling light point, central heating radiator with cover and to one side four steps lead down to a large living kitchen.



LIVING KITCHEN

Measurements – 31'2" x 16'9"

As the dimensions indicate this is a particularly spacious room which once again is flooded with natural light from a bank of four section aluminium double glazed bi-fold doors which look out across the front garden and with views down the Colne Valley, there is a uPVC double glazed window to the rear elevation together with an adjacent uPVC double glazed door and two Velux double glazed windows. There are numerous inset LED downlighters, three ceiling light points above the island unit, oak effect laminate flooring, there is a recess for housing a 60-inch flat screen tv and as the main focal point of the room there is a Flavel wood burning stove resting on a flagged hearth. The kitchen is fitted with a range of cream gloss handleless base and wall cupboards, pan drawers, contrasting overlying oak worktops with matching splashbacks, there is a five ring stainless steel gas hob with angled stainless steel and glass extractor hood over, twin electric fan assisted ovens, American style fridge freezer with water and ice dispenser, inset one and a half bowl stainless steel sink with a chrome monobloc Quooker tap providing instant boiling water and integrated dishwasher. The island unit has contrasting grey gloss handleless cupboards and drawers together with wine cooler and an overlying granite worktop which extends to form a breakfast bar.





BEDROOM FIVE

Measurements- 9'9" x 8'2"

With a uPVC double glazed window and enjoying a pleasant aspect to the rear over fields, there is a ceiling light point, ceiling coving and central heating radiator.



BEDROOM FOUR

Measurements- 12'8" x 10'3"

This has a uPVC double glazed window looking out across the front garden with views beyond stretching over the Colne Valley, there is a ceiling light point, central heating radiator and fitted floor to ceiling sliding door mirror fronted wardrobe.



BATHROOM

Measurements- 10'0" x 6'0"

With frosted uPVC double glazed window, inset ceiling downlighters, extractor fan, shaver socket, chrome ladder style heated towel rail, tiled floor and fitted with a suite comprising wall hung vanity unit incorporating wash basin with chrome waterfall style monobloc tap, low flush w.c. and large shower cubicle with sliding glass door and chrome shower fitting incorporating fixed shower rose and separate hand spray.



FIRST FLOOR

GALLERIED LANDING

With cloaks cupboard with fitted hanging handrail, inset LED downlighters, central heating radiator and from here access can be gained to the following: -



BEDROOM THREE

Measurements- 14'6" x 11'2"

A generous double room which has a uPVC double glazed window, situated to the rear of the property and having views across fields, there is a ceiling light point and central heating radiator.



BEDROOM TWO

Measurements- 21'0" x 10'4"

With four Velux double glazed windows to the front elevations once again enjoying views down the Colne Valley with further natural light from the uPVC double glazed window to the rear elevation. There is a ceiling light point, central heating radiator and door to one side giving access to a Jack and Jill en-suite bathroom which can also be accessed from the main landing.



JACK AND JILL BATHROOM

Measurements- 7'7" x 7'6"

With a frosted uPVC double glazed window, inset ceiling downlighters, central heating radiator, part tiled walls, tiled floor and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and a panelled jacuzzi style bath with glazed shower screen and electric shower fitting over.



MASTER BEDROOM

Measurements- 14'5" x 13'9"

This has uPVC double glazed windows and central French doors which provide plenty of natural light as well as giving access to a Juliet glass panelled covered balcony with lovely views stretching over the Colne Valley. There is a ceiling light point, central heating radiator with cover and to one side a door gives access to a walk-in wardrobe.



WALK-IN WARDROBE

Measurements- 11'4" x 5'8"

With inset LED downlighters and fitted hanging rails. To one side a door gives access to an en-suite bathroom.

EN-SUITE BATHROOM

Measurements- 16'2" x 7'8"

This has Velux double glazed windows to both front and rear elevations, ceiling light point, extractor fan, two wall light points, chrome ladder style heated towel rail, tiled floor, shaver socket and fitted with a suite comprising oval free-standing bath with free standing chrome monobloc tap with hand spray, vanity unit mounted with a circular hand wash basin with chrome monobloc tap and large walk-in shower with glazed side panel and chrome shower fitting incorporating fixed shower rose and separate hand spray.



LOWER GROUND FLOOR

This is accessed from the main hallway with a staircase leading down to a utility room. At the bottom of the stairs there is access to some useful storage.

UTILITY ROOM

Measurements- 10'8" x 4'8"

With a uPVC double glazed window, ceiling light point, cream handless base and wall cupboards, oak worktops with an inset Belfast sink with chrome mixer tap, under counter space for washing machine and tumble dryer and central heating radiator. To one side a door gives access to a gym/office.

GYM/OFFICE

Measurements- 10'2" x 8'9"

With a uPVC double glazed window, fitted floor to ceiling sliding door mirror fronted wardrobe, laminate flooring and to one side a door gives access to a store.

STORE

Measurements- 11'5" x 9'0"

With an electric roller door.

OUTSIDE

GARDENS

To the front of the property there is a lawned garden which is divided by a flagged pathway giving access to the main entrance. There are planted trees and shrubs, an area with south facing timber decking which is immediately in front of the living kitchen, down the left-hand side of the property there is a continuation of the lawn, an outside cold water tap and a pathway leading to the rear. To the right-hand side there is a timber hand gate opening onto a flagged pathway with a crushed blue slate border and this leads to the rear garden where there is a flagged patio, flagged pathway, crushed blue slate, lawn and planted trees and two outside taps. From here a gate provides access to the parking area.

PARKING

To the rear of the property there is a gravelled parking area for several cars together with an EV charging point.









ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has a sealed unit double glazing

Tenure- Freehold

Security- The property is wired for CCTV and wired for an alarm

Council Tax band- E

Directions- Using satellite navigation enter the postcode HD7 5SY

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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OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

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MAIN CONTACTS

T: 01484 651878

W: www.simonblyth.co.uk

E: huddersfield@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259