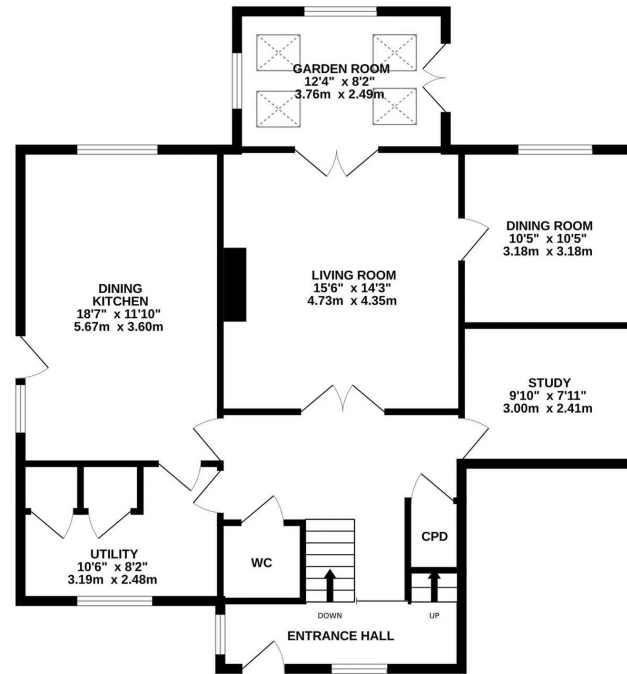




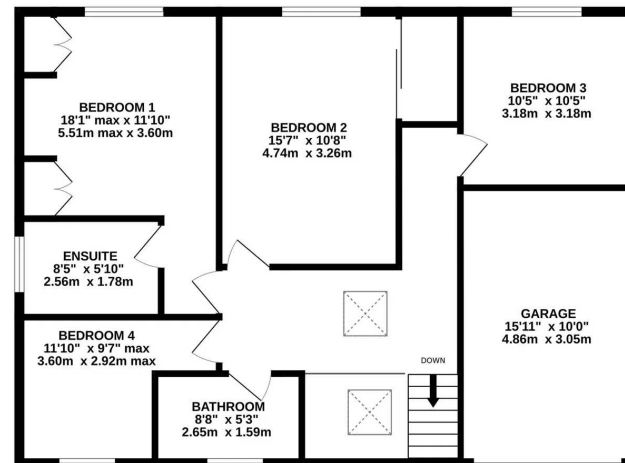
**122 Banks Road, Linthwaite**  
Huddersfield

Offers in Region of **£390,000**

LOWER FLOOR



UPPER FLOOR



BANKS ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 122 Banks Road

Linthwaite, Huddersfield

AN INDIVIDUALLY DESIGNED AND BUILT FAMILY HOME THAT IS A MUST VIEW TO BE TRULY APPRECIATED. DECEPTIVELY SPACIOUS AND OFFERING VERSATILE ACCOMMODATION, THE PROPERTY IS NESTLED IN THE SOUGHT AFTER VILLAGE OF LINTHWAITE. THE PIGGERY BENEFITS FROM AN ELEVATED POSITION WITH BREATHTAKING, PANORAMIC VIEWS TO THE REAR OVER COLNE VALLEY. SITUATED ON A QUIET RESIDENTIAL STREET, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO VILLAGE AMENITIES, WITH PLEASANT WALKS NEAR BY AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. The property accommodation briefly comprises of entrance hall, inner hallway, downstairs w.c., cloaks cupboard, spacious lounge, formal dining room, garden room, open-plan dining-kitchen and study to the ground floor. To the first floor is a light and airy, galleried landing offering ample space for an office landing. There are four bedrooms and the house bathroom with the principal bedroom benefiting from en-suite shower room facilities. Externally to the front is a block paved driveway leading to the attached garage. The garden is low maintenance with gravelled flower and shrub beds, to the rear is spacious with flagged patio area, raised decked area and a predominately lawn garden.

Council Tax band: C



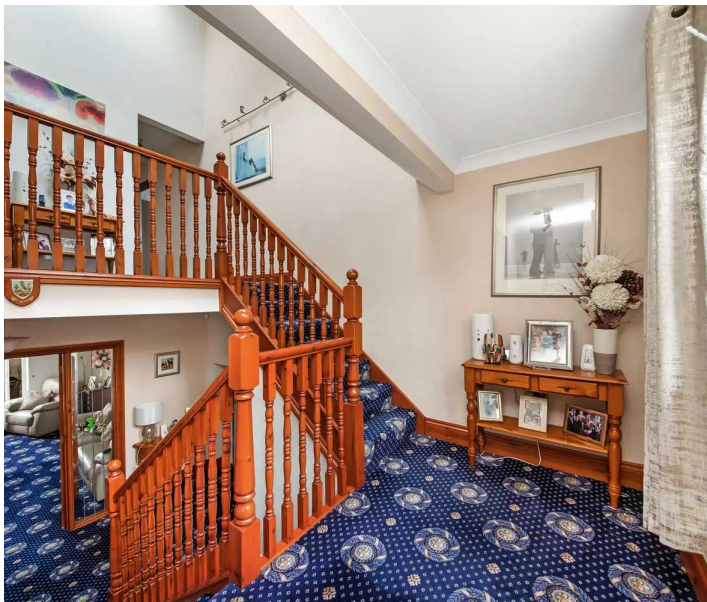


### ENTRANCE

Enter the property through a double glazed composite front door with obscure and stained-glass inserts with leaded detailing into the entrance. The entrance enjoys a great deal of natural light as it features dual aspect windows to the front and side elevations. There is decorative coving to the ceilings, a ceiling light point, and radiator and the entrance provides access to the first-floor accommodation and the remainder of the ground floor accommodation via staircases with wooden banister and traditional spindles. The entrance opens to the galleried landing area which is an impressive open vaulted ceiling with exposed timber beams and two skylights to the front elevation.

### INNER HALLWAY

Following the staircase from the entrance you reach the inner hallway which at the centre features multipaneled timber and glazed doors with adjoining windows at either side proceeding into a generous proportioned lounge. There is a useful understairs cupboard to the right-hand side of the staircase and there are multipaneled doors which provide access to the downstairs w.c., home office, open plan dining kitchen and utility room. There is decorative coving to the ceiling, a central ceiling light point and radiator.



### LIVING ROOM

15' 6" x 14' 3" (4.72m x 4.34m)

As the photography suggests the lounge is a generous proportioned reception room which is decorated to a high standard with a neutral finish and it features decorative coving to the ceiling, a central ceiling light point and four wall light points. There is a multipaneled door which proceeds into the formal dining room and there are double glazed French doors with adjoining double-glazed windows which proceed into the garden room. The focal point of the lounge is the living flamed effect gas fireplace with a beautiful marble surround set upon a raised marble hearth.



### DINING ROOM

10' 5" x 10' 5" (3.18m x 3.18m)

The formal dining room is a light and airy reception room which features banks of double-glazed windows to the rear and side elevations. The window to the rear elevation has pleasant views across the property's rear gardens and with far reaching views over rooftops across the valley. There is decorative coving to the ceiling, a radiator, ceiling light point and two wall light points.



### GARDEN ROOM

12' 4" x 8' 2" (3.76m x 2.49m)

The garden room is an impressive light and airy reception room which features a vaulted ceiling with two double glazed sky light windows to either side elevations. There is a pitched gable window to the rear elevation providing the room with a great deal of natural light as well as double glazed French doors providing access to the rear gardens and a further double-glazed window to the side elevation. There is attractive tiled flooring with underfloor heating, a ceiling light point and four wall light points.





### **DINING KITCHEN**

18' 7" x 11' 10" (5.66m x 3.61m)

The open plan dining kitchen room again enjoys a great deal of natural light with dual aspect banks of windows to the rear and side elevations. There is a double-glazed external door with obscure glazed inserts to the side elevation, tiled flooring, decorative coving to the ceiling and there are inset spotlights over the kitchen area. The kitchen features a wide range of high quality fitted wall and base units with shaker style cupboard fronts and with complimentary rolled edge work surfaces over which incorporate a one-and-a-half-bowl composite sink and drainer unit with mixer tap. There is space for a five-ring gas range cooker with canopy style cooker hood over and there is tiling to the splash areas, an integrated dishwasher and space for a tall standing fridge and freezer unit. The kitchen features under unit lighting and at the centre of the kitchen is an island with matching shaker style cupboard fronts and work surface over.

### **DINING KITCHEN**

The dining area features a radiator, central ceiling light point and a multipaneled door proceeds into the utility.

### UTILITY ROOM

10' 6" x 8' 2" (3.20m x 2.49m)

The utility room features fitted wall and base units with work surfaces over which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. There is plumbing and space for an automatic washing machine and tumble dryer and space for an additional tall standing fridge / freezer unit. The utility has a bank of double-glazed windows to the front elevation which provides the room with a great deal of natural light and there is a radiator, ceiling light point and multipaneled doors provide access to cupboards which house the property condensing boiler and the hot water cylinder with fitted shelving providing additional storage.

### DOWNSTAIRS W.C.

The downstairs w.c. features a modern contemporary two-piece suite which comprises of a low level w.c. with push button flush and a broad pedestal wash hand basin with chrome mono bloc mixer tap. There is attractive tiled flooring and complimenting tiling to dado height with an attractive chrome trim. A panelled ceiling with inset spotlighting and an extractor fan and a chrome ladder style radiator.

### HOME OFFICE

9' 10" x 11' 7" (3.00m x 3.53m)

The office is a multipurpose space which over the years has been utilised as a playroom / music room and home office. There is a ceiling light point, a radiator, high quality flooring and a bank of double-glazed windows to the side elevation. Please note that there is restricted head height in the home office.



## FIRST FLOOR

### GALLARIED LANDING

An impressive light and airy galleried landing features a fabulous, vaulted ceiling with exposed timber beams on display. There are two double-glazed skylights windows to the front elevation which flood the landing with a great deal of natural light and there is a wooden banister with traditional spindles. The landing area is spacious enough and could be utilised as an office landing area. There is a radiator, three wall light points, a ceiling light point and multipaneled doors provide access to four bedroom and the house bathroom.

### BEDROOM ONE 18'1" max x 11'10".

Bedroom one is a generous proportioned double bedroom which has ample space for free standing furniture. As the photograph suggests the bank of double-glazed windows to the rear elevation have breath taking panoramic views across the valley. The room benefits from an array of fitted furniture which includes floor to ceiling fitted wardrobes with hanging rails and shelving. There are overhead cabinets, a matching dressing table and drawers. There is a ceiling light point, a radiator and a door provide access to the en-suite shower room.

### EN-SUITE SHOWER ROOM

The en-suite shower room features a modern contemporary three-piece-suite which comprises of a low level w.c. with push button flush, a broad pedestal wash hand basin with chrome mixer tap and a fixed frame shower cubicle with thermostatic multi jet shower and with rainfall shower head and separate hand held attachment. There are tiled walls and tiled flooring, a panelled ceiling with ceiling light point, a chrome ladder style radiator, extractor fan and a bank of double-glazed windows with obscure glass to the side elevation.





### **BEDROOM TWO**

15' 7" x 10' 8" (4.75m x 3.25m)

Bedroom two is a light and airy double bedroom which has ample space for free standing furniture. The room again features a bank of double-glazed windows to the rear elevation which take full advantage of the elevated position of the property with panoramic views across the valley of rolling hills and countryside. There is a ceiling light point, a radiator, built in wardrobes with hanging rails, shelving, and sliding mirrored doors and there is a loft hatch with timber drop down ladder which provides access to a useful part boarded attic space.



### **BEDROOM THREE**

10' 5" x 10' 5" (3.18m x 3.18m)

Bedroom three is a dual aspect double bedroom which has ample space for free standing furniture. There are banks of windows to the side and rear elevations again which offer fantastic open aspect views across the valley. There is a ceiling light point and radiator.

### **BEDROOM FOUR**

11' 10" x 9' 7" (3.61m x 2.92m)

11'10" max x 9'7" Bedroom four is a generous proportioned single bedroom which could be utilised as a home office or nursery. There is a bank of double-glazed windows to the front elevations, a ceiling light point and radiator.



## HOUSE BATHROOM

8' 8" x 5' 3" (2.64m x 1.60m)

The house bathroom features a white four-piece-suite which comprises of a corner panel bath, low level w.c. with push button flush, pedestal wash hand basin with chrome tap and a quadrant style fixed frame shower cubicle with thermostatic shower. There is tiled flooring and tiling to dado height, a panelled ceiling with ceiling light point and a bank of double-glazed windows with obscure glass to the front elevation. The bathroom features a chrome ladder style radiator and extractor fan.



### Front Garden

Externally to the front the property features a block paved driveway which leads to the attached garage. The front garden is low maintenance with a flagged stairwell leading from the driveway to a front sheltered patio area which is a pleasant space for sitting out. The front garden is low maintenance with a gravel flower shrub bed and there is a pathway to either side of the property that proceeds to the rear garden.

### Rear Garden

Externally to the rear the property features a flagged patio area which is elevated and has pleasant views over rooftops across the valley. The rear garden is laid predominantly to lawn and features part fenced and part walled boundaries. There is additional flagged patio area and decking which has an artificial lawn over. There is an external tap and an external light down the side of the property from the external door from the kitchen.

### Garage

#### Single Garage

The garage features an up and over door. There is lighting and power and additional storage available in the rafters.

### Driveway

1 Parking Space



## ADDITIONAL INFORMATION

**We are informed by the vendor that the EPC Rating is C, the council tax band is C, and the property is Freehold.**

### VIEWING:

For an appointment to view, please contact the Holmfirth Office on 01484 689689.

### 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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### FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ 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

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## OFFICE OPENING TIME

### 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 4:30pm

Sunday - 11:00 am - 4:00pm



## Simon Blyth Estate Agents

Fairfield House, 29 Hollowgate - HD9 2DG

01484 689689

[holmfirth@simonblyth.co.uk](mailto:holmfirth@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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