



cornerstone  
ESTATE AGENTS

Banks Road  
Linthwaite, Huddersfield





## Banks Road Linthwaite, Huddersfield

Offers In Region Of £265,000

A DELIGHTFUL 3-BEDROOM SEMI-DETACHED PROPERTY LOCATED IN A HIGHLY SOUGHT-AFTER ESTATE, PERFECTLY SITUATED BETWEEN LINTHWAITE AND SLAITHWAITE. THIS CHARMING HOME IS IDEALLY PLACED FOR LOCAL AMENITIES, TRAIN STATIONS, AND COMMUTER LINKS. THE PROPERTY COMPRISES A WELCOMING HALLWAY, A SPACIOUS LOUNGE, A WELL-PRESENTED KITCHEN DINER, TWO DOUBLE BEDROOMS, A GOOD-SIZED SINGLE BEDROOM, AND A HOUSE BATHROOM. EXTERNALLY, THERE IS A GARDEN, A DRIVEWAY, AND A GARAGE

## Hallway

As you enter, you're greeted by a bright and inviting hallway, beautifully styled in neutral tones. The hallway features stairs leading to the first-floor landing, with doors providing access to the lounge.

## The Lounge

This light and airy lounge is enhanced by a bay-style window, allowing for an abundance of natural light. The soft neutral décor is complemented by an eye-catching fireplace, creating a warm and welcoming atmosphere. It's an ideal space for relaxing or entertaining.



## Kitchen Diner

The well-presented kitchen diner offers an array of wall and base units, alongside integrated appliances including an oven, microwave, and a five-ring gas hob. It also benefits from plumbing for both a washing machine and a dishwasher, as well as space for a tall fridge freezer. The dining area comfortably accommodates a table and chairs, perfect for family meals or entertaining. Patio doors lead to the rear garden. A deep fitted cupboard provides valuable storage space.

## First Floor Landing

The first-floor landing provides access to the bedrooms, bathroom, and the loft.

## Bedroom One

A generously sized double bedroom tastefully styled and featuring fitted wardrobes. Dual windows flood the room with natural light, creating a bright and airy atmosphere.

## Bedroom Two

Another well-proportioned double bedroom tastefully decorated and offering delightful rear views.

## Bedroom Three

A good-sized single bedroom, benefiting from fitted furniture and lovely views of the surrounding area.

## House Bathroom

A three-piece bathroom suite, comprising a panel bath with shower, a wash basin, and a WC, all presented in neutral tones.

## Externally

The property boasts a lovely garden set over three tiers, with a patio area and a lawn, providing an excellent space for sitting, relaxing, and enjoying the outdoors. To the front, there is a driveway offering off-road parking, which leads down to the garage.

## ADDITIONAL INFORMATION

Council Tax: C

EPC: TBC

Tenure: Freehold

Parking: Off Road Parking

## UTILITIES

Gas:Mains

Electric:Mains

Water:Mains

Heating: Gas

Broadband:Full Fibre Broadband

Mobile Coverage: 4G/5G check with your provider

## AGENT NOTES

1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.













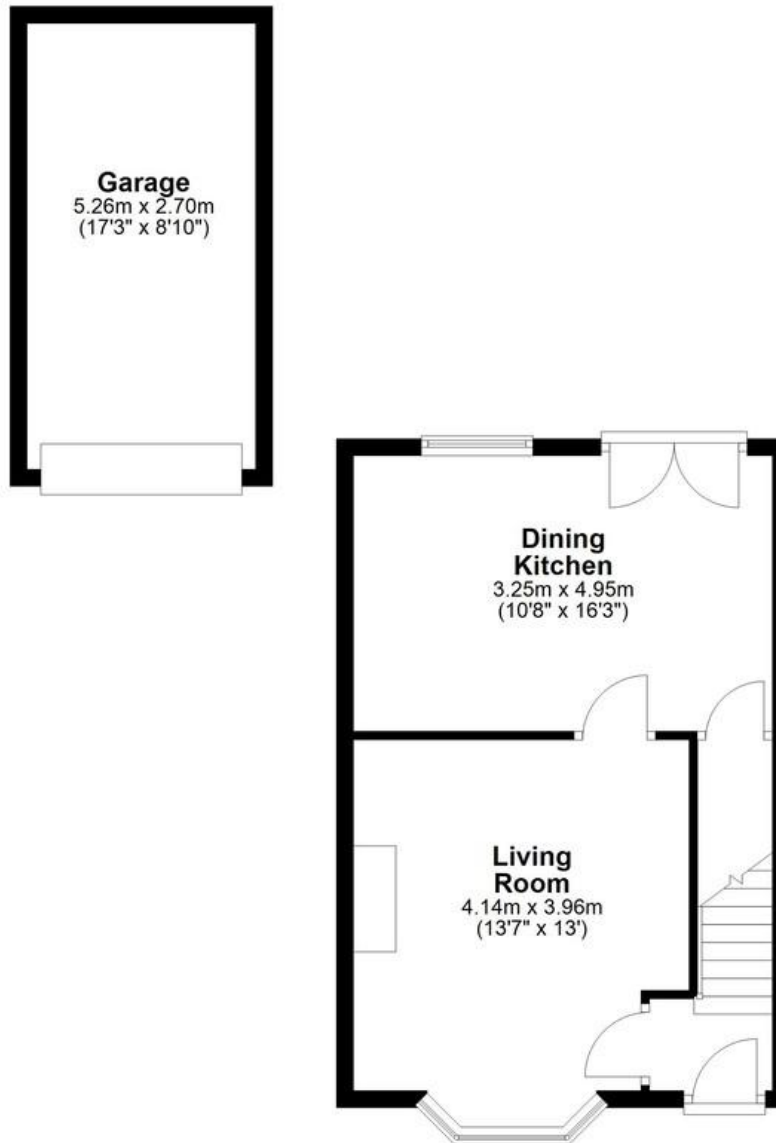






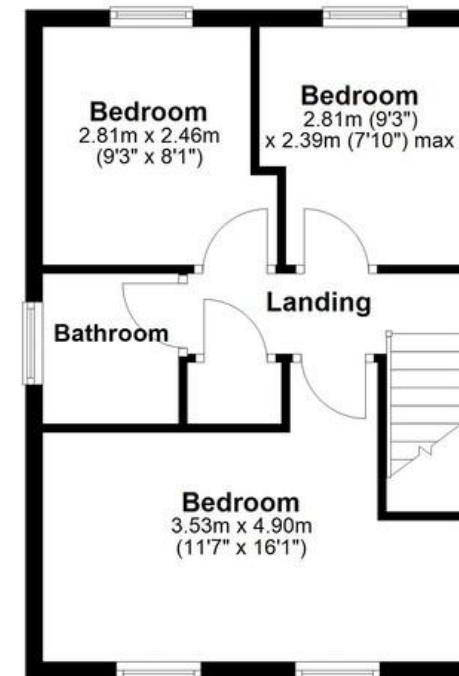
## Ground Floor

Approx. 51.7 sq. metres (556.1 sq. feet)



## First Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



Total area: approx. 88.7 sq. metres (955.1 sq. feet)





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