



Causeway Side  
Linthwaite  
Huddersfield  
West Yorkshire  
HD7 5NW

Offers in Excess of £510,000

bettermove



# Causeway Side Huddersfield

Bettermove are proud to present Rock House, an impressive 4 bedroom Semi-Detached House in the desirable location of Linthwaite.

The property benefits from double glazing, gas central heating throughout and has ample off street parking for four vehicles on the private drive which is accessed initially via the shared driveway. The council tax band is D.

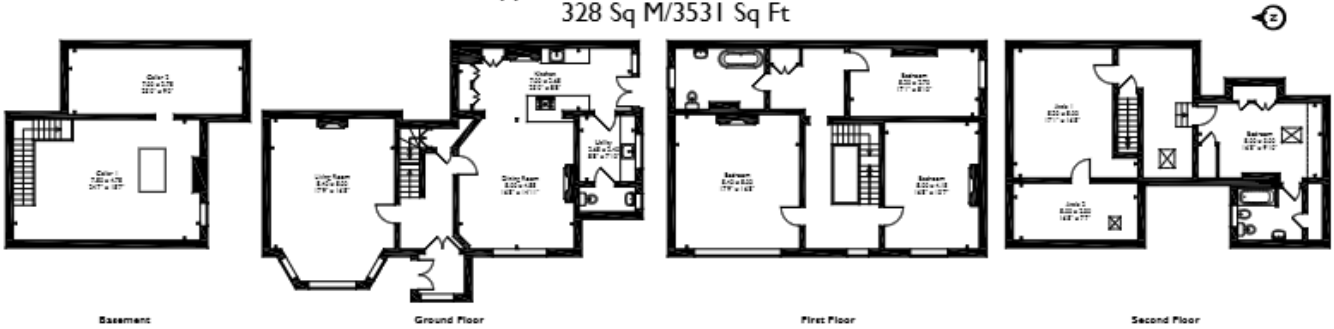
The interior of this beautifully presented property is accessed via twin doors into a large entrance hall leading to the spacious and open plan fitted kitchen with dining area, sitting room, utility room and a convenient WC on the ground floor. The first floor consists of three double bedrooms and the family bathroom. The second floor hosts the fourth bedroom with an ensuite bathroom, music/ game room and access to the attic space ideal for additional storage space and potential for further development. The cellar has two large rooms perfect for additional storage and potential further development. The exterior of the property boasts private well maintained wrap around gardens with seating areas and far reaching views across the valley to Slaithwaite and Marsden, perfect for enjoying the summer months and entertaining.

Located in the popular village of Linthwaite, the property is within walking distance of local schools, shops and leisure activities for all ages. It is surrounded by beautiful countryside and a popular reservoir, enjoyed by walkers, cyclists and dog walkers alike. Only 2 minutes' drive away is the village of Slaithwaite which has a range of amenities including a variety of independent shops, supermarkets, restaurants/pubs and excellent health and leisure centres situated alongside the Manchester canal. Excellent transport connections can be found from the M62, A62, Slaithwaite and Lockwood train stations and many local bus routes providing easy access into Huddersfield.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Causeway Side, Linthwaite, Huddersfield  
 Approximate Gross Internal Area  
 328 Sq M/3531 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)