

17 Blackmoorfoot,  
Linthwaite HD7 5TR

OFFERS AROUND  
£550,000

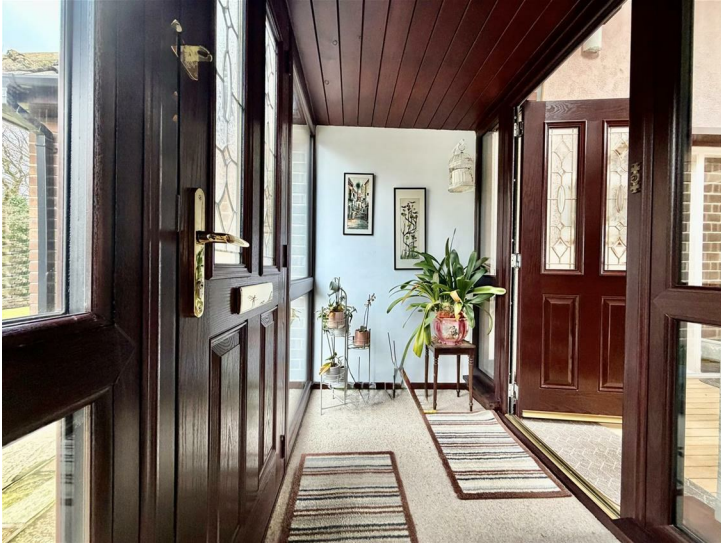


A STUNNING AND MOST IMPRESSIVE FOUR BEDROOM DETACHED PROPERTY WITH DOUBLE GARAGE OFFERING EXTREMELY SPACIOUS FAMILY ACCOMMODATION, EXTENSIVE GARDENS AND BREATH-TAKING PANORAMIC VIEWS OVER THE COLNE VALLEY LOCATED BETWEEN SLAITHWAITE AND MELTHAM. NO VENDOR CHAIN

FREEHOLD/ COUNCIL TAX BAND E/ EPC: AWAITING

PAISLEY  
PROPERTIES

## ENTRANCE PORCH



You enter the property through an attractive Upvc double glazed wood effect entrance door offering a welcoming entrance with further matching double glazed door leading through to the reception hallway.

## RECEPTION HALLWAY 21'1 x 9'6 apx



A most impressive and grand entrance having a vaulted full height ceiling with rooflights to the ceiling allowing natural light to flood the room. Affording a wealth of space for freestanding furniture and a host of potential uses having fitted solid wood flooring underfoot, an open tread turned staircase leads to the first floor and sliding patio doors offering extensive views over the rear garden and valley beyond. Internal doors lead to ground floor rooms with further door to garage.



**LIVING/DINING ROOM 19'2 x 12'4 ext to 20'1 maximum**



An extremely spacious L-shaped room positioned to the rear of the property having plenty of space for freestanding living and dining furniture, a feature living flame gas fire set within polished marble surround, full height picture window making the most of the far reaching views and door from dining area to kitchen.





**KITCHEN 11'5 x 7'1 maximum**



Positioned to the rear and fitted with a range of contemporary high gloss wall, base and drawer units with wood effect work surfaces, inset single drainer sink unit with mixer tap, integrated double oven, fitted gas hob, wood effect flooring underfoot, internal window allowing light and door leading to reception hall.

### **UTILITY ROOM 9'2 x 5'8 apx**



A useful addition to the accommodation positioned to the rear having fitted wall and base cupboard units with contrasting granite effect work surfaces, inset single drainer sink unit, plumbing for washing machine, attractive tiled flooring, rear window and door to shower room.

### **SHOWER ROOM 9'11 x 5'8**



Furnished with a three piece modern white suite with full tiled surround and tiled flooring including a low level w.c with vanity unit surround, inset hand wash basin, walk-in shower area and double glazed frosted window to the rear.

## INNER HALLWAY



Positioned to the centre of the property with glazed door from main reception hall having fitted cloaks storage cupboard, loft access hatch and doors to all ground floor bedrooms and bathroom.

## BEDROOM TWO 12'7 x 8'10 apx



Positioned to the front of the property this is a good sized second double bedroom having fitted wardrobes but with space for further freestanding furniture and double glazed window to the front.

**BEDROOM THREE/ OFFICE 10'10 x 8'6 apx**



A good sized third bedroom positioned to the front, currently utilised as a spacious home office but equally useable as a double bedroom having fitted storage and double glazed window to the front elevation.

**BEDROOM FOUR 8'9 x 7'7 apx**



A well proportioned fourth bedroom positioned to the side having double glazed side window.

## FAMILY BATHROOM 7'1 x 7'1 maximum



Positioned to the side of the property and furnished with a three piece white suite with full tiled surround comprising a low level w.c, hand wash basin with vanity unit surround, panelled bath unit with shower over and fitted shower screen and double glazed frosted window.

## FIRST FLOOR OPEN LANDING



Open stairs leading from the reception hall with first floor open landing with spindled balustrade and door leading to bedroom one.

**BEDROOM ONE 20'1 x 17'1 max, plus eaves**



An extremely spacious double bedroom with generous space for freestanding furniture having vaulted pine panelled ceiling with useful eaves storage, fitted wardrobes, double glazed gable end window, large Velux style roof lights to front and rear elevations and door giving access to en suite.

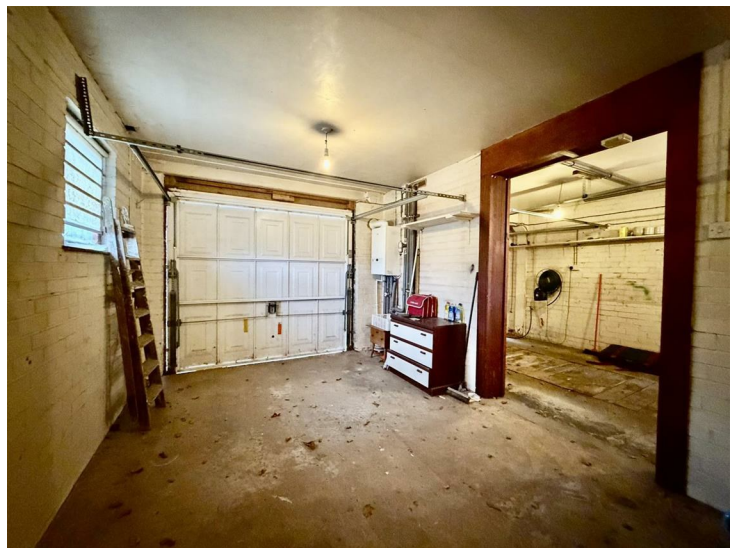
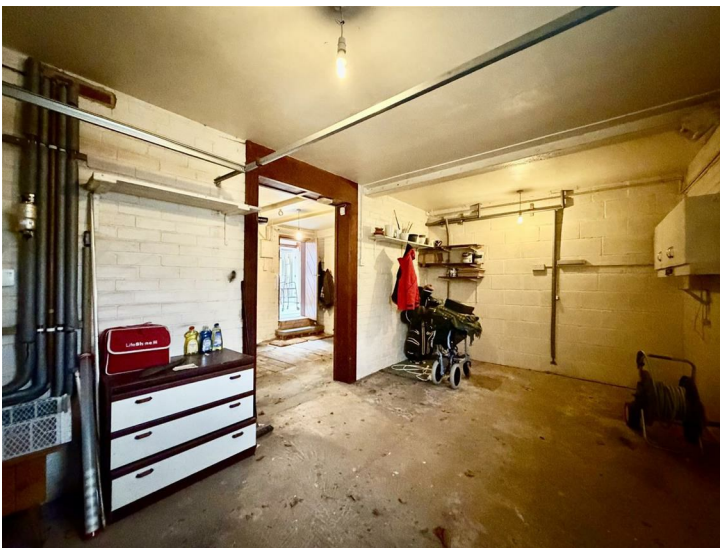


### EN SUITE 6'7 x 5'1



Having slightly restricted headroom in parts but offering a useful addition furnished with a two piece white suite with vanity unit surround comprising low level w.c, fitted hand wash basin, pine panelling to ceiling and access to eaves storage.

### GARAGE ONE 18' x 10'1



Accessed via the reception hall and having full power and lighting this is a generous single garage including car pit, up and over door and opening leading to second garage.

## **GARAGE TWO 18' x 9'3**

A second single garage, again having power, lighting, a remotely operated electric up and over door, side window, wall mounted gas combination boiler and up and over door to the front.

## **FRONT EXTERNAL & DRIVEWAY**



A double gated entrance leads to a substantial block paved driveway providing multi vehicle parking having landscaped gardens including lawn to the front with well stocked borders, raised patio leading to front entrance door, a sizeable side garden including attractive decorative paving, gravelled areas with mature planting and hedges and side path giving access to the rear.



## REAR GARDEN



A generous tiered rear garden including an extensive paved patio ideal for summer entertaining and access from the main reception hall with steps down to a good sized lawn with mature borders, further block paved seating area and useful large timber storage shed. The garden enjoys a stunning elevated position with stunning panoramic views towards the Colne Valley and beyond.



## **VIEWS**

### **GRANT OF PROBATE**

We are advised that as this property forms part of a deceased estate, the relevant probate has now been applied for and all necessary steps taken to expedite the transaction. We do not expect this to delay any future sale. However, prospective purchasers are advised to confirm timeframes at point of an offer being accepted to ensure this is in line with their expectations and requirements.

### **\*MATERIAL INFORMATION**

TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees / Band E

PROPERTY CONSTRUCTION:

Standard brick and block

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

PARKING:

Driveway

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have been previous structural alterations to the property and the relevant building regulation paperwork may be available on request.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - speeds tbc

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENTS NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **MORTGAGES**

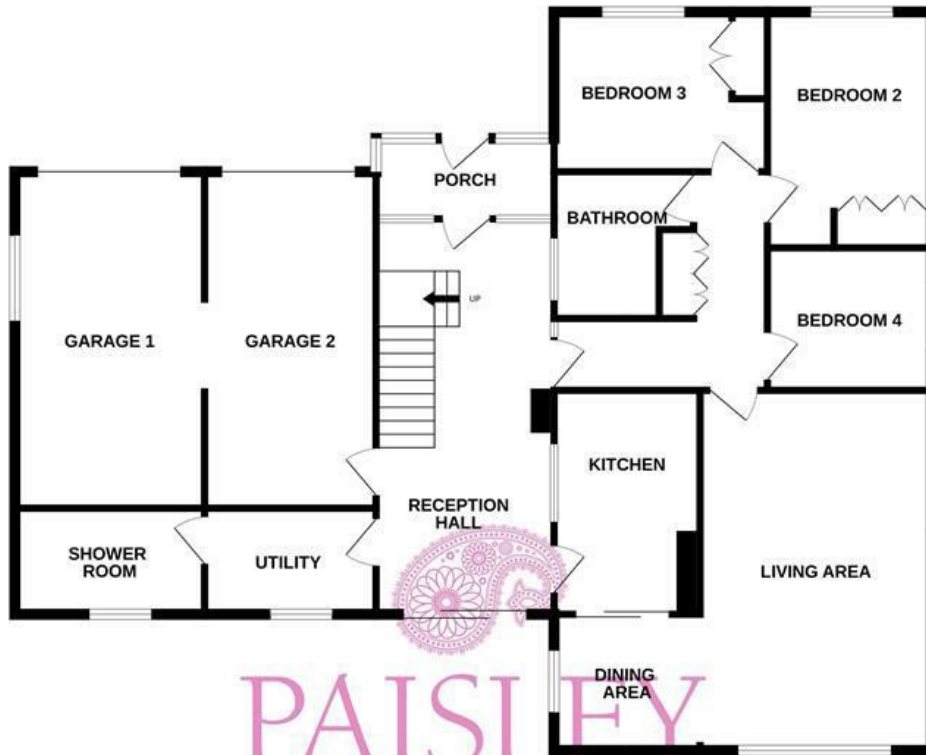
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

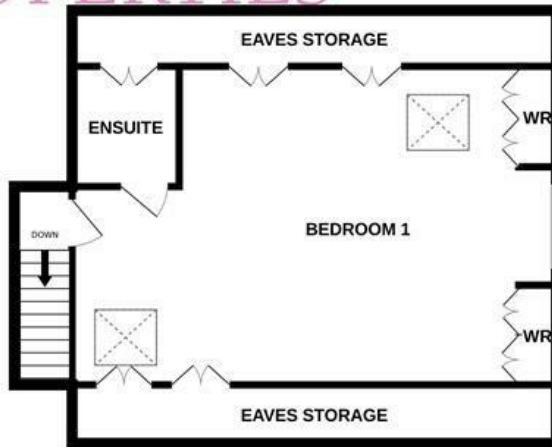
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

GROUND FLOOR

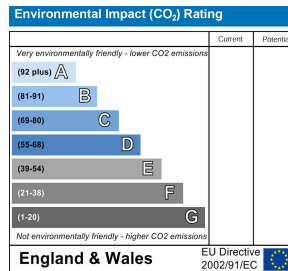
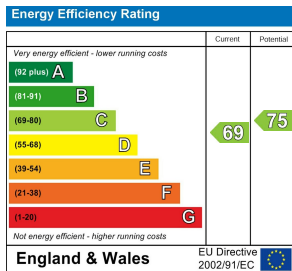


PAISLEY PROPERTIES

1ST FLOOR



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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