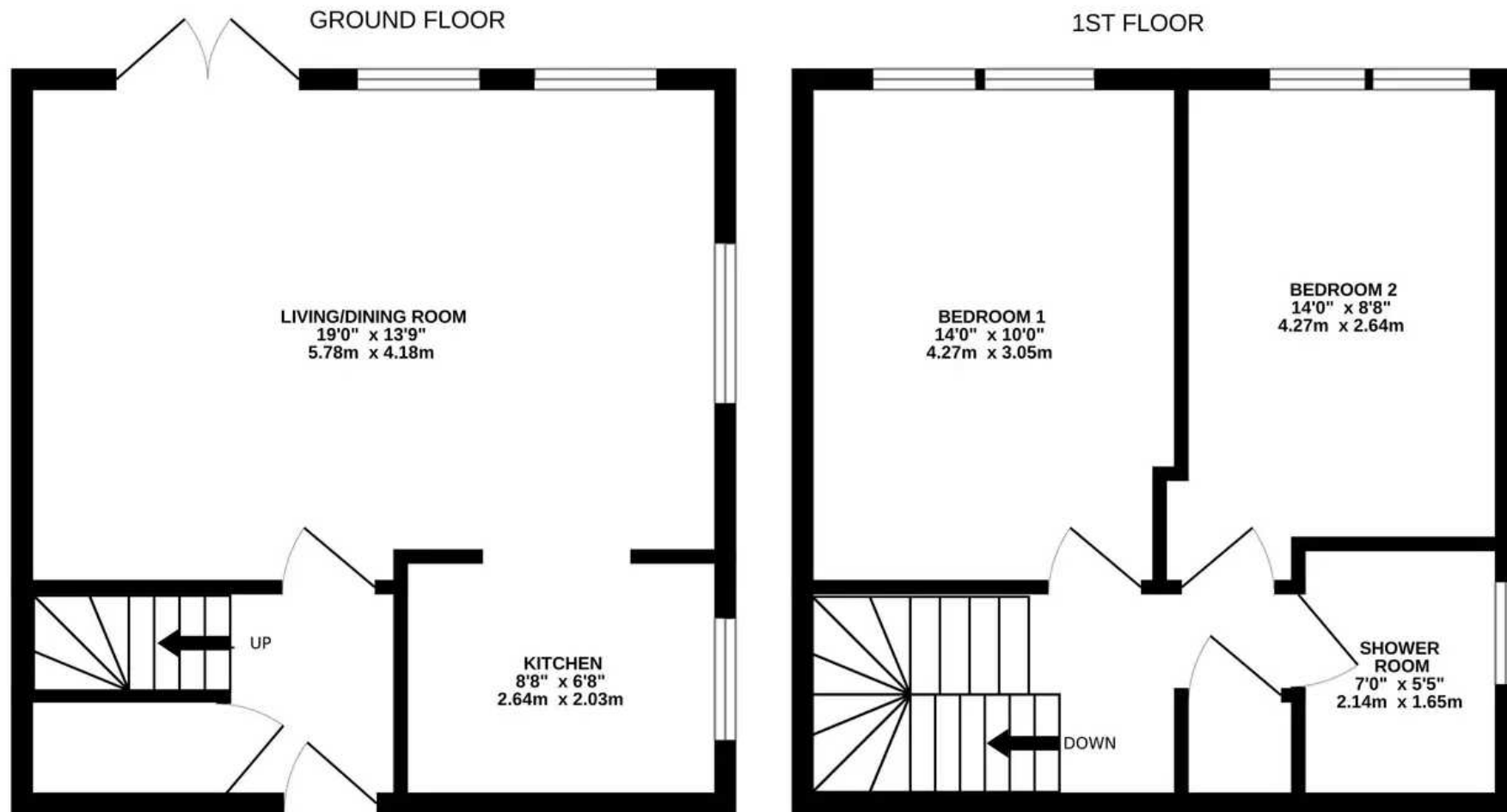




**25 Stoney Lane, Longwood**  
Huddersfield

Offers in Region of **£170,000**



**STONEY LANE**

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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Own a piece of Huddersfield history with this characterful home, originally forming part of the office and dye house for John Broadbent and Sons mill.

Situated to the right hand side of the gates leading to the mid 19th Century Victorian former woollen mill, a fine example of Huddersfield's illustrious past and now luxury apartments.

This appealing two storey cottage is available with no onward chain, is not listed although falls within the curtilage of the Grade II listed mill and has a designated parking space within the electric gates together with a screened side garden.

Feature arched windows with sealed until double glazing flood the rooms with natural light, there is electric central heating and briefly comprising: entrance lobby, spacious living/dining room open plan to a fitted kitchen with integrated appliances to one side. To the first floor a landing gives access to two bedrooms with fitted furniture and a bathroom.

There are local shops in neighbouring Milnsbridge and Salendine Nook and just a short drive from J23 & J24 of the M62.

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E





### Entrance Hall

A timber panelled door opens into an entrance hall, this has a staircase to one side rising to the first floor with useful storage cupboard beneath from here a door opens into the living/dining room.

### Living/Dining room

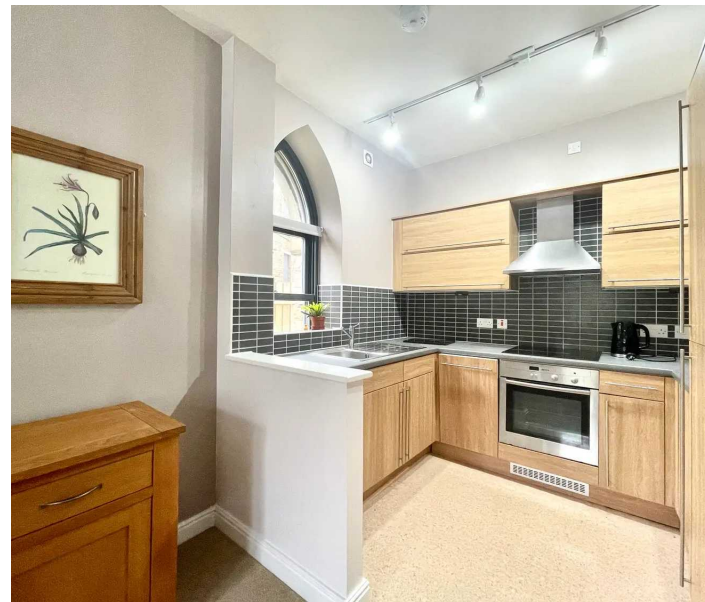
19' 0" x 13' 9" (5.79m x 4.19m)

This generously proportioned reception room has a lovely feature arched windows which are a theme that continues throughout the house and provide this area with plenty of natural light, in addition there are french doors, beamed ceiling and to one side there is the kitchen.

### Kitchen

8' 8" x 6' 8" (2.64m x 2.03m)

This is open plan to the living/dining room and has a feature arched window, range of base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, wine rack, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, oven, hob and extractor hood.



## First Floor Landing

With loft access and cupboard housing the electric central heating boiler and hot water storage cylinder. From the landing access can be gained to the following:-

### Bedroom One

14' 0" x 10' 0" (4.27m x 3.05m)

With two feature arched windows and a range of fitted furniture including fitted double bedhead, bedside tables, mirror fronted wardrobes, dressing table with pelmet lighting and drawers beneath.

### Bedroom Two

14' 0" x 8' 8" (4.27m x 2.64m)

Another double room which once again has two feature arched windows and fitted furniture including double bedhead, bedside tables and mirror fronted wardrobes.

### Shower Room

7' 0" x 5' 5" (2.13m x 1.65m)

With feature arched window, chrome heated towel rail, part tiled walls, which are floor to ceiling around the shower which has glazed side panel and chrome shower fitting including fixed shower rose and separate hand spray. In addition there is a pedestal wash basin with chrome monobloc tap and low flush w.c.





### **Garden**

To the side of the property there is a timber hand gate leading to a screened garden area which is flagged and ideal for sitting **Allocated parking**

The property has a secure single parking space within the gates of Parkwood Mills. The parking space is situated by the recycling only sign.out.

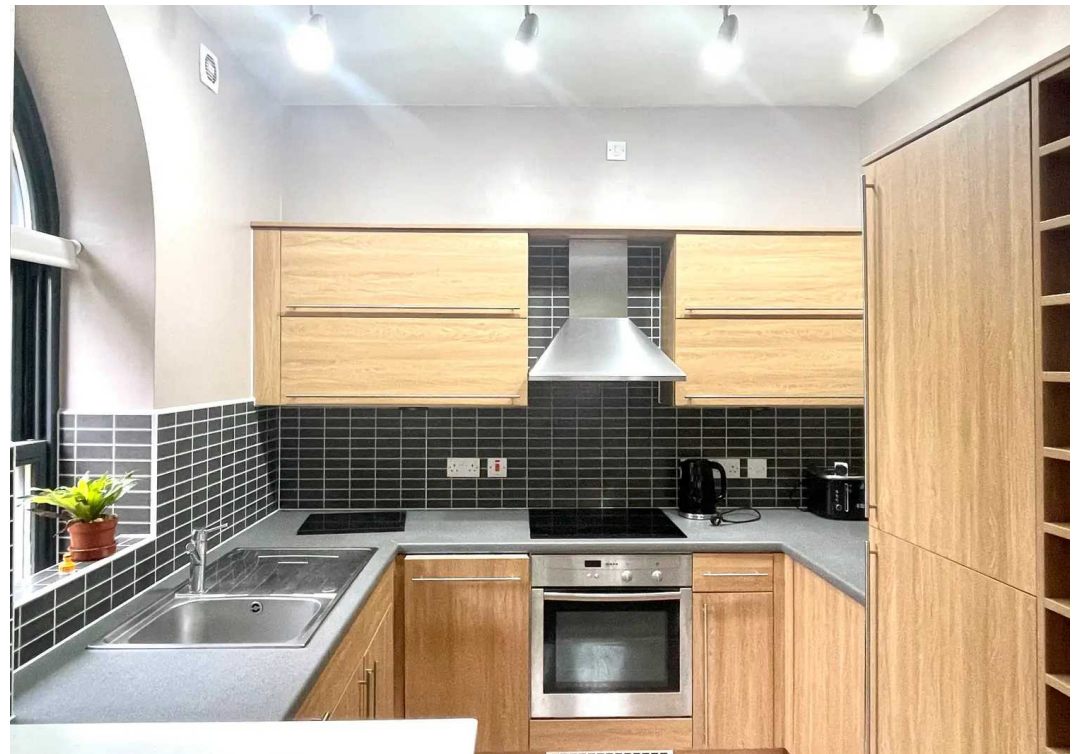
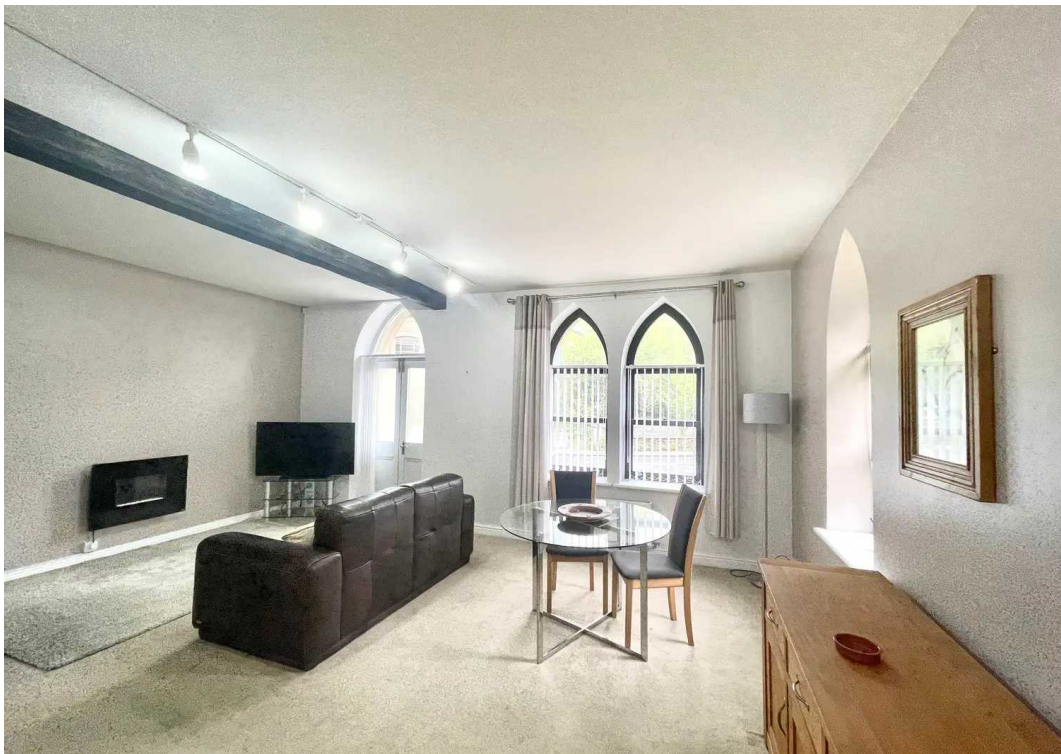
### **Additional Details**

The property has an electric central heating system. The property has timber sealed unit double glazing. The property is fitted with a security alarm.

There is a service charge of £60.00 payable quarterly.

### **Directions**

Using satellite navigation enter the postcode HD3 4TL.



**VIEWING** For an appointment to view, please contact the Huddersfield Office on 01484 651878 **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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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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**OFFICE OPENING TIMES 7 DAYS A WEEK** Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm





## Simon Blyth Estate Agents

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