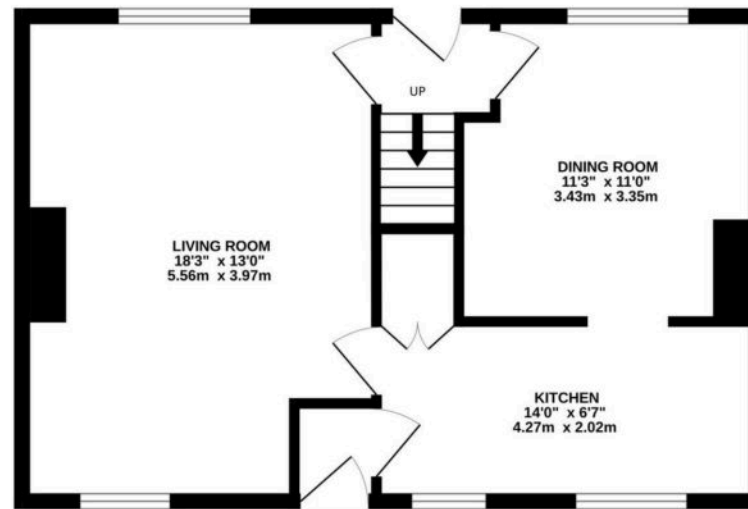




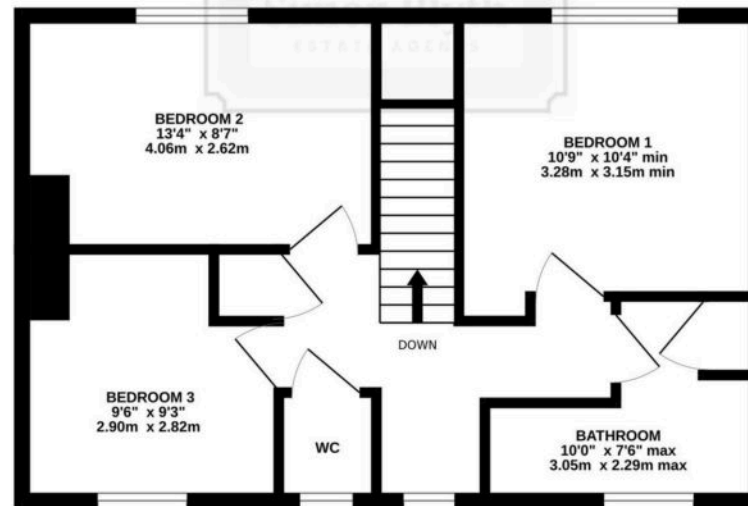
165 Longley, Longley
Huddersfield

Offers in Region of **£240,000**

GROUND FLOOR



1ST FLOOR



LONGLEY

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165 Longley

Longley, Huddersfield

A charming double fronted three bedroom grade II listed stone built semi detached cottage located in a small hamlet adjacent to Longley Hall.

The property is situated just off Lowerhouses Lane close to the Junction with Woodlane, it has pleasant well stocked gardens, driveway and attached garage.

The accommodation features beamed ceilings and mullioned windows and is served by a gas central heating system, partial timber sealed unit double glazing and briefly comprises to the ground floor entrance lobby, living room with impressive marble fireplace, dining room, kitchen and rear lobby. First floor landing leading to three bedrooms, bathroom including shower cubicle and separate WC.

There is a local shop together with further amenities in neighbouring Almondbury and close to Huddersfield Town.



Entrance Lobby

With timber panelled and leaded stained glass door, there is a beamed ceiling with ceiling light point, exposed polished and stained floor boards and staircase rising to the first floor. From the lobby there are timber and glazed doors leading to the living room and dining room.

Living Room

18' 3" x 13' 0" (5.56m x 3.96m)

A generously proportioned reception room which has timber and glazed mullioned windows looking out over the front garden together with timber and sealed unit double glazed window to the rear elevation. There is a beamed ceiling, central heating radiator, polished and stained floor boards together with a small section of stone flagged flooring to the rear of the living room. There are three wall light points, fitted seat to the right hand side of the chimney breast with storage beneath whilst to the left hand side there is an oak leaded and glazed display cabinet with fitted shelving. The fireplace has a stunning marble surround with brick inset and tiled hearth. From the living there is a timber and glazed door leading into the entrance lobby and a timber and bevelled glass door giving access to the kitchen.



Kitchen

14' 0" x 6' 7" (4.27m x 2.01m)

This has mullioned sealed unit double glazed windows and a further timber and sealed unit double glazed window all of which look out over the rear garden, there is a beamed ceiling with two ceiling light points, Herring bone oak effect parquet flooring and fitted with a range of base and wall cupboards, drawers, contrasting overlying tiled worktops, leaded and glazed display cupboard with shelving, wine rack, inset 1 1/2 bowl single drainer sink with chrome mixer tap, four ring halogen hob with extractor hood over and electric oven beneath, there is under counter space for washing machine, space for fridge freezer and to one side a timber and bevelled glass door gives access to a rear lobby which has ceiling light point, cloaks rail, quarry tiled floor and timber door giving access to the rear garden. From the kitchen a doorway gives leads through the dining room.



Dining Room

11' 3" x 11' 0" (3.43m x 3.35m)

With timber and glazed mullioned windows looking out over the front garden together with window seat with radiator beneath, there is beamed ceiling, three wall light points and as the main focal point of the room there is an impressive chimney breast and fireplace with oak mantle and home to a dimplex electric flame effect fire which rests on a raised stone hearth. To one side a timber and glazed door gives access to the entrance lobby.





First Floor Landing

With timber and sealed unit double glazed window to the rear elevation, there is a beamed ceiling, wall light point and useful storage cupboard and fitted shelving. From the landing access can be gained to the following rooms..-

Bedroom One

10' 4" x 10' 9" (3.15m x 3.28m)

A double room with a bank of timber and sealed unit double glazed mullioned windows looking out over the front garden, there is a beamed ceiling, central heating radiator, fitted display shelving, useful storage cupboard and to one side a door gives access to a walk in wardrobe with fitted cloaks rail and shelving.

Bedroom Two

13' 4" x 8' 7" (4.06m x 2.62m)

A double room situated adjacent to bedroom one and having a bank of timber and sealed unit mullioned windows looking out over the front garden, there is a beamed ceiling with ceiling light point and central heating radiator.



Bedroom Three

9' 6" x 9' 3" (2.90m x 2.82m)

With timber and sealed unit double glazed window to the rear elevation, beamed ceiling with ceiling light point, central heating radiator, fitted book shelving and cupboards and decorative fireplace.

WC

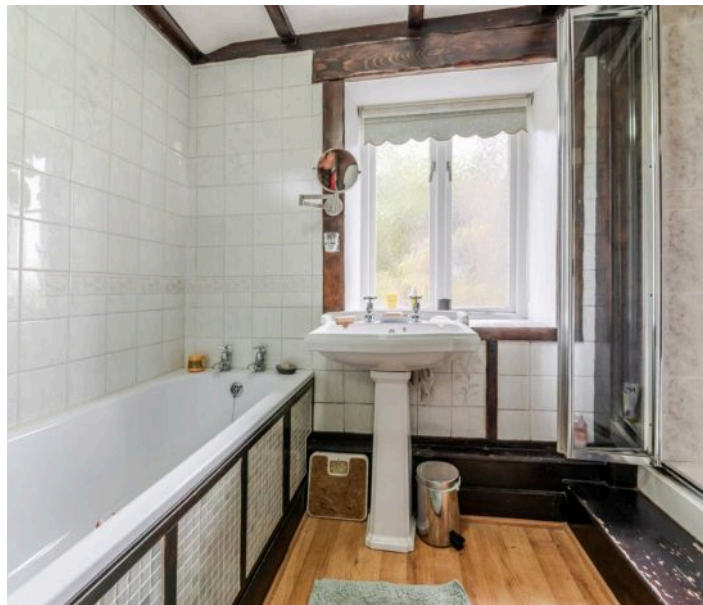
4' 0" x 3' 6" (1.22m x 1.07m)

With timber and sealed unit double glazed window, ceiling light point, beamed ceiling with ceiling light point, part tiled walls and fitted with a suite comprising hand wash basin and low flush WC.

Bathroom

10' 0" x 7' 6" (3.05m x 2.29m)

With timber and frosted double glazed windows, storage cupboard, central heating radiator, floor to ceiling tiled walls, inset bevelled mirror and fitted with a suite comprising panelled bath, pedestal wash basin and shower cubicle with Mira electric shower fitting and bi fold door.



Garden

There is a dry stone wall with a central five bar timber hand gate which opens onto a crazy stone paved pathway leading to the front door, to either side of the pathway there is a lawned garden which enjoys a southerly aspect and is screened by trees and shrubs together with planted flowers. To the left hand side of the garage there is a stone flagged pathway leading to the rear with lovely Wisteria with timber trellising. Green house, stone flagged patio, apple tree and planted flowers and shrubs, outside cold water tap and a dry stone wall border.

Garage

To the left hand side of the cottage there is a twin timber five bar gate which opens onto a stone flagged driveway which provides off road parking and in turn gives access to an attached garage. Garage is 16'3" x 9'8" with twin timbers doors together with a timber courtesy door to the rear with adjacent timber and sealed unit double glazed window. There is power, light and a wall mounted Viessmann gas fired central heating boiler.





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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