

104 Longwood Gate, Longwood, Huddersfield, HD3 4US

Offers Over £200,000

bramleys



*** **MOTIVATED VENDORS *** ** CHARACTER PERIOD PROPERTY *** **

This beautifully presented mid terraced cottage is much larger than it would first appear, enjoying 2 large reception rooms, separate kitchen, useful cellar and 3 bedrooms. Offering stylish decor with quality fixtures fittings including a modern bathroom with Travertine tiling and fitted kitchen with granite work surfaces and integrated appliances. Having character features including exposed stonework, reclaimed wood flooring and exposed beams, making an ideal purchase for those looking for a character property with accommodation ready for immediate occupation. Situated in the popular area of Longwood which is conveniently located for access to the M62 motorway network and having good public transport links.

Energy Rating: D



GROUND FLOOR:

Entrance Vestibule

A modern composite door gives access to the entrance vestibule which has feature tiled flooring.

Lounge

18'1" x 17'10"

This generously proportioned reception room has a large fitted bookcase to one wall, beams, exposed stone feature wall, multi-fuel stove set within a feature fireplace with solid oak mantle. There are 2 central heating radiators, built in storage under the windowsill, fitted shelving unit and a uPVC double glazed window.

Dining Room

17'6" x 12'3"

This spacious second reception room has solid reclaimed wood flooring, feature wall and a cupboard which houses a condensing combination boiler. There is a central heating radiator and 2 uPVC double glazed windows with quality fitted shutters.

Kitchen

10'3" x 7'7"

Comprising a range of matching base and wall units with granite work surfaces over, integrated appliances include recently fitted fridge freezer and washing machine. There is a dishwasher and induction hob with newly fitted overhead extractor, inset one and a half bowl stainless steel sink with integrated granite drainer and sink waste disposal unit,

remote control Velux window, ceiling spotlights, part tiling to the walls, tiled flooring, a uPVC double glazed window and a uPVC external door.

LOWER GROUND FLOOR:

Cellar

The cellar has electric power and lighting.

FIRST FLOOR:

Landing

The landing has a modern glass balustrade and oak doors to the bedrooms and bathroom.

Bedroom 1

10'3" x 7'7"

This lovely double room has a central heating radiator and a



uPVC double glazed window. There is also a loft access point with pull down ladder. The loft has loose boarding for additional storage and an interior light.

Bedroom 2

9'6" x 11'8"

This second double room is situated to the rear of the property and having a solid wood floor, a central heating radiator and uPVC double glazed window.

Bedroom 3

Having a Velux window, a uPVC double glazed window and a central heating radiator. This room has additional mezzanine storage.

Bathroom

Comprising a 3 piece suite with a concealed flush WC, a Villeroy & Boch wash hand basin and panelled bath with shower over and glass shower screen. There is a chrome ladder style central heating towel rail, solid reclaimed wood fitted storage, a full width mirrored wall, Travertine tiling and a uPVC double glazed window.

OUTSIDE:

To the front there is a south facing enclosed private garden with flagged patio area and mature shrub borders. To the rear is a yard area with polycarbonate roof providing external storage and access to a hot and cold mixer tap.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via the A640 New Hey Road and continue approximately 3 miles to Salendine Nook. Continue passed Huddersfield New College and the petrol station on the left hand side and take a left hand turning opposite Sainsburys supermarket onto Raw Nook Road. At the 'T' junction turn left onto Gilead Road and continue down the hill keeping left at the bottom as the road becomes Longwood Gate. The subject property can then be found after approximately half a mile on the left hand side.

TENURE:

Leasehold - Term: 999 years from 1 June 1835

Rent : £3.15s.3d

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

C

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

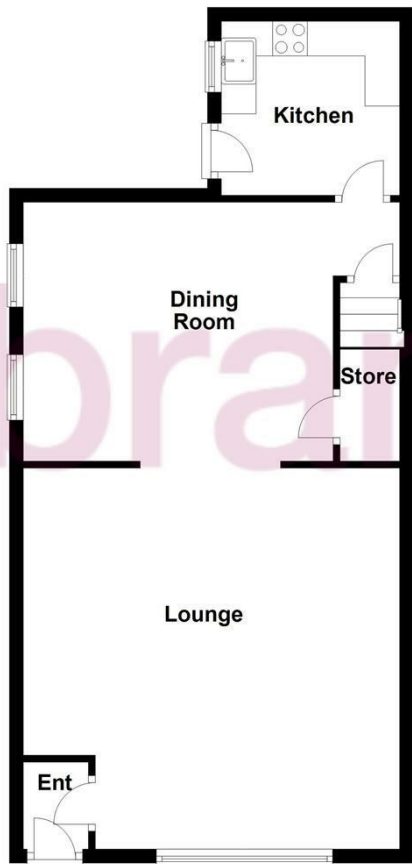
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

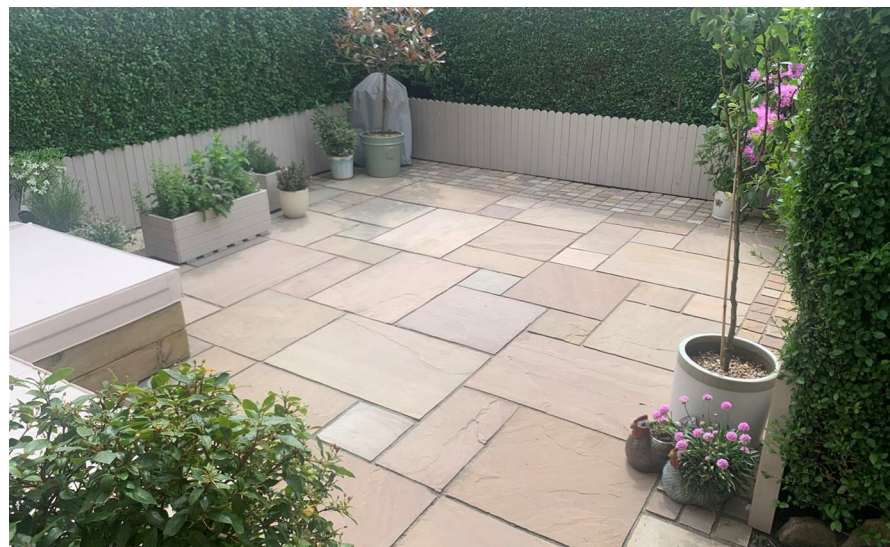
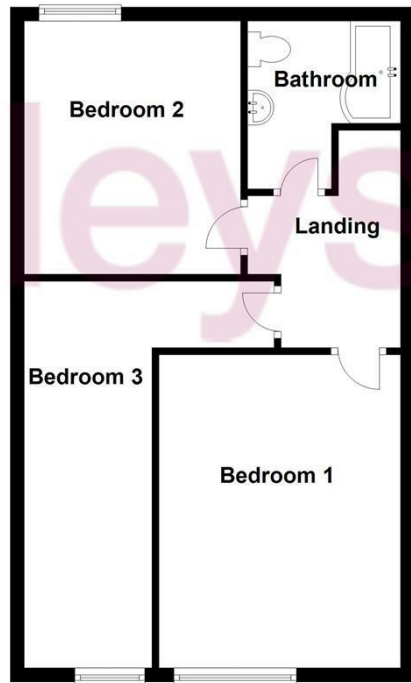




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu 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

Huddersfield | Halifax | Elland | Mirfield

