

# 3 bedroom semi-detached house for sale

Long Lane, Huddersfield, West Yorkshire, HD5

£220,000

Monthly mortgage payments

Print











A dark blue rectangular box containing the Harvey &amp; Ryall logo and contact information. The logo reads "HARVEY &amp; RYALL" in white, with "LETTINGS | SALES | COMMERCIAL" in smaller text below. Below the logo, it says "Want to know how much your home is worth or would like to see all our available properties?" followed by "Call, email or visit our website below for more information" and "The people behind your property.....". At the bottom, the contact details are listed: "01484 599 533", "www.harveyryall.com", and "info@harveyryall.com".

## Property Description

### Key features

- 3 Bedrooms
- Private rear garden
- Large driveway for 3/4 cars
- Detached garage
- Large dining room
- Potential to create open plan kitchen/diner

### Full description

**Tenure:** Freehold

This property gives the perfect opportunity to any growing family looking for a large immaculately presented home with large driveway and detached garage space.

Well maintained front and rear gardens overlooking private views whilst maintaining good links to local amenities and commuter routes.

### Key property details

**Roof material** - Tiled

**Property construction** - Brick & Render  
**Windows & Doors** - UPVC Double Glazed  
**Heating powered by** - Gas Central Heating

Accommodation Listing:

### Ground Floor

**Entrance hall** 4.90m x 1.91m - Welcoming area with hardwood flooring leading to understairs storage with combi boiler and radiator, access to living room, kitchen and dining area.

**Kitchen** 4.50m x 2.21m - Allowing natural light to enter from the dual aspect windows and rear door. Wood effect vinyl flooring throughout kitchen area and tiled splashback, freestanding gas oven with decorated glass splashback, chrome overhead extractor and freestanding fridge/freezer.

**Lounge** 4.40m x 3.85m - Large bay window allowing floods of light across the hardwood flooring, spacious room allowing great option for entertaining. Gas fire with marbled surround and radiator.

**Dining Room** 5.56m x 3.90m - French doors leading to decked area overlooking rear garden and private views. Carpeted throughout dining room and electric fireplace posing a cosy feel.

**Family Bathroom** 2.65m x 2.18m - Modern lit family bathroom with spotlights, wet floor shower with glass screen and bath with chrome side taps. Two windows allowing natural light to a spacious bathroom. Low flush WC, vanity sink with over sink mirrored cabinet and under sink storage.

### First Floor

**Landing** 2.24 x 2.02 - Greeted with a decorative stained glass window, carpeted with solid wood banister and spindles, access to bathroom, bedrooms and loft hatch.

**Bedroom 1 (Front Double)** 4.41m x 3.12m - Great sized double bedroom with fitted wardrobe/integrated storage including large bay window and stylish curved radiator.

**Bedroom 2 (Rear Double)** 3.46m x 3.88m - Impressive private views, double room with built in wardrobe and radiator.

**Bedroom 3 (Front)** 2.23m x 2.67m - Single room with radiator and window.

**Parking arrangements** Large driveway to the front/side including garage with electricity and light, parking for up to 4 vehicles.

**Outside space** Well maintained gardens to the front and rear with secure fencing, wall and gate. Lawn and patio area leading through to the dining room via the french doors.

**Tenure** - Freehold

**Council Tax Band** - B

**Energy Performance Rating** - D

**Mains Gas** - Yes

**Mains Electricity** - Yes

**Mains Water** - Yes

**Viewing** - By appointment with Harvey & Ryall

**What 3 Words location** - ///parks.discouraged.spite

**Boundaries & Ownerships** - All prospective purchasers should make their own enquiries before proceeding to exchange of contracts to check the title deeds for any discrepancies of boundaries or rights of way. If you would like any more information of the subject, please contact us where we would be happy to discuss.

### Additional Details

Plenty of local amenities in the local villages and town centre, food, shops, and schools all in the area.

- 1.7 miles from Huddersfield Town Centre
- 3.8 miles from Huddersfield Royal Infirmary
- 6.0 miles from M62 junction 23

**Please contact us to arrange a viewing or your own market appraisal**

**This property is marketed and listed by Harvey & Ryall**

Harvey & Ryall work in partnership with local trusted Solicitors & Mortgage advisors. Please contact us for more information.

**Mortgage Advice** - 100% free with no obligation mortgage advice appointment with one of our partners. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

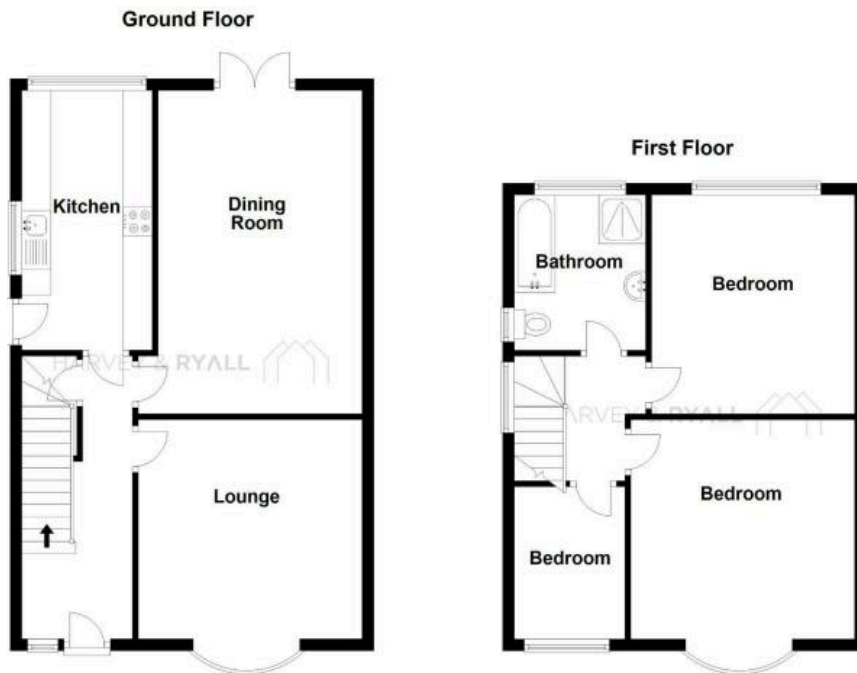
**Solicitors** - Conveyancing quotation with one of our partners.

**Energy Performance Certificates (EPCs)**

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## Floorplans

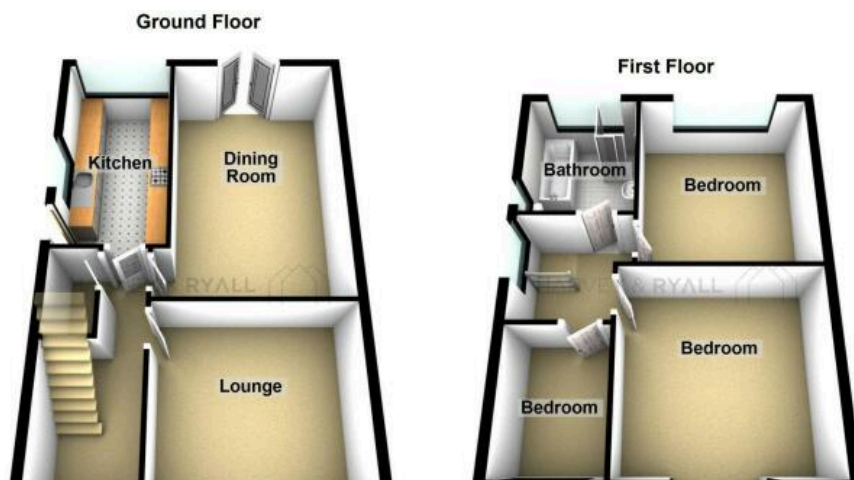
### Floorplan 1



For illustration purposes only, not to scale.  
Plan produced using PlanUp.

**162 Long Lane, Huddersfield**

### Floorplan 2





For illustration purposes only, not to scale.  
Plan produced using PlanUp.

**162 Long Lane, Huddersfield**

map view

street view

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address. The pin shows the exact address of the property. Street View is unavailable in this location. You're in the centre of the property's postcode. Start exploring the local area from here. [Take me back to the start](#)

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