



**Longwood Gate, Huddersfield HD3 4UP**

**welcome to**

**Longwood Gate, Huddersfield**

This fabulous newly built, semi-detached home with views over the valley ticks all the boxes for a family home with off-road parking, a garage and a low-maintenance rear garden. Located in sought-after Longwood, close to the M62 with good links to neighbouring Leeds and Manchester.



## **Ground Floor Entrance**

Front door leading into a carpeted entrance vestibule with integral access to the garage and stairs rising to the first floor.

## **First Floor Landing**

A carpeted landing with a double glazed window to the side of the property and stairs rising to the second floor.

## **Bedroom Two**

8' 5" x 16' 7" ( 2.57m x 5.05m )

A spacious double bedroom with an additional good-sized integral storage cupboard. With carpeted flooring and warmed by a central heating radiator, and a double glazed window overlooking the front of the property.

## **Bathroom**

Bathroom suite comprising of a bath and a separate corner shower cubicle, low flush W/C and a wash hand basin with mixer tap and vanity unit. Partially tiled walls and tiled flooring, a heated towel radiator, downlights to the ceiling, an extractor fan and a double glazed frosted window overlooking the rear.

## **Second Floor Landing**

A carpeted landing with a double glazed window to the side and stairs rising to the third floor.

## **Lounge**

16' 7" x 11' 7" ( 5.05m x 3.53m )

A spacious carpeted reception room warmed by a central heating radiator. Door to storage cupboard. Double glazed French doors opening to a Juliet balcony overlooking the front of the property.

## **Kitchen**

11' 7" x 7' 4" ( 3.53m x 2.24m )

Good sized fitted kitchen with a range of base and wall units with contemporary work surfaces and stone effect tiled splashbacks. Integrated electric oven and a gas hob with extractor hood over. Space for fridge, freezer and washing machine. Warmed by a central heating radiator, having laminate flooring and ceiling downlights. Two double glazed windows overlook the rear elevation.

## **Third Floor Bedroom One**

14' 6" plus eaves x 11' 7" ( 4.42m plus eaves x 3.53m )

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Having two Velux windows overlooking the front elevation and a door leading through to the en-suite W/C.

## **Ensuite**

An en-suite W/C with laminate flooring, low flush W/C, a wash hand basin, a heated towel rail and an extractor fan.

## **Bedroom Three**

11' 7" x 5' 4" plus eaves ( 3.53m x 1.63m plus eaves )

Good sized bedroom with carpeted flooring and warmed by a central heating radiator. One Velux window overlooking the rear of the property.

## **Garage**

8' 6" x 23' ( 2.59m x 7.01m )

Superb sized garage

## **External**

To the front of the property is a shared driveway with access to an integral garage. To the rear is a good sized decked seating area being privately enclosed.



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welcome to

## Longwood Gate, Huddersfield

- Newly Built Family Home
- Fabulous Views Over The Valley
- Garage and Driveway Parking
- Situated Close To M62 Links
- Accommodation Over Three Floors
- No Onward Chain

Tenure: Freehold EPC Rating: C

offers in the region of

**£200,000**



Please note the marker reflects the postcode not the actual property

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