



Orchard Court, Longwood, Huddersfield HD3 4SU

welcome to

Orchard Court, Longwood Huddersfield

****Guide Price £180,000 - £190,000**** - Located on a private cul-de-sac of four houses with driveway parking and field views to the side. Spacious living accommodation with entertaining kitchen/diner with patio doors straight out to garden. Three double bedroom, master with fitted wardrobes.



Ground Floor

Entrance

Front door to hallway with laminate flooring, central heating radiator and carpeted stairs leading to the first floor.

Cloakroom

Accessed from the kitchen with tiled flooring, part tiled walls and a shower cubicle.

Lounge

12' 6" x 24' 1" (3.81m x 7.34m)

Fantastic sized lounge area with real oak flooring throughout and flooded with plenty of natural light from the double glazed window to the front and double doors to the kitchen diner. The room is perfect for family living and entertaining. Warmed by three central heating radiators. There is also an under stair storage cupboard.

Kitchen

14' max x 16' 11" (4.27m max x 5.16m)

Superb sized kitchen diner fitted with a range of base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and grill plus separate integrated induction hob with stainless steel splashback and extractor. Integrated dishwasher. Space for washing machine and dryer plus fridge freezer. One and a half bowl sink unit with drainer and mixer tap. With tiled flooring, ceiling spotlights, double glazed window to the rear, two Velux windows and double glazed patio doors opening to the rear garden. The room is also warmed by two central heating radiators.

First Floor Landing

Carpeted flooring, loft hatch and integrated storage cupboard.

Bedroom One

9' 3" x 13' 8" (2.82m x 4.17m)

Spacious double bedroom with full length integrated mirrored fronted wardrobes. With laminate flooring, central heating radiator and a double glazed window to the front.

Bedroom Two

9' 3" x 10' 3" (2.82m x 3.12m)

Good sized double bedroom warmed by a central heating radiator. With laminate flooring and a double glazed window to the rear.

Bedroom Three

7' 5" x 6' 10" (2.26m x 2.08m)

Good sized room with laminate flooring and a double glazed window to the rear.

Bathroom

6' x 7' 5" (1.83m x 2.26m)

Fully tiled bathroom suite comprising bath with shower over and glass shower screen, low flush WC and wash hand basin with mixer tap.

External

To the front is a gravelled drive with path leading to the front door and side flower bed.

To the rear of the property is a paved courtyard being privately enclosed with fencing and brick walling.



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welcome to

Orchard Court, Longwood Huddersfield

- Ideal For Young And Growing Families
- Quiet Location On Private Road (Only 4 Houses)
- Move In Ready - Neutral Décor Throughout
- Field Access To The Side
- Driveway Plus Communal Parking Area

Tenure: Freehold EPC Rating: C

guide price

£180,000 - £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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