



**Longley Lane, Almondbury, Huddersfield HD4 6PR**



**welcome to**

**Longley Lane, Almondbury Huddersfield**

HOME SWEET HOME. Rarely available detached plot situated in a village location with expansive views in 3 directions to the Valley & Pennines plus wrap around gardens. The property boasts 4 good sized bedrooms, 2 bathrooms & 3 reception rooms, driveway and large garage parking.



### **Entrance Hall**

Front door leading to a tiled entrance hall with coat and shoe storage.

### **Cloakroom**

With tiled flooring, low flush WC and wash hand basin. Window to the back.

### **Lounge**

11' 7" x 18' 10" ( 3.53m x 5.74m )

Spacious, well lit family lounge with laminate flooring and warmed by a multi-fuel fire with feature fireplace and marble hearth. The room also has a central heating radiator, ceiling spotlights and a good sized double glazed window to the rear. Opening to dining room plus sliding doors to garden room.

### **Dining Room**

11' 11" x 11' 9" ( 3.63m x 3.58m )

Good sized central reception room currently used as a dining area. With laminate flooring, ceiling spotlights and double glazed window to the side. Access to kitchen plus carpeted stairs to first floor.

### **Kitchen**

7' 7" x 12' 10" ( 2.31m x 3.91m )

Spacious kitchen area fitted with high quality real wood base and wall units plus black granite worktops. Porcelain sink unit, integrated electric oven and hob with extractor over, dishwasher, fridge and freezer. Central heating radiator, tiled flooring, double glazed window and door to terrace.

### **Study**

8' 1" x 7' 1" ( 2.46m x 2.16m )

Ground floor office space with carpeted flooring and double glazed windows to the back and side.

### **Utility**

5' 11" x 4' 10" ( 1.80m x 1.47m )

Space for washing machine and dryer. Sink unit and double glazed window to the back.

### **Garden Room**

6' 7" x 13' 2" ( 2.01m x 4.01m )

Perfect room to enjoy those cooler summer months with sliding French doors that give access out to the side garden.

### **First Floor**

#### **Bedroom One**

14' 3" x 11' 11" ( 4.34m x 3.63m )

Spacious master bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed windows overlook the side and front with endless views over the valley. Door to ensuite.

#### **Ensuite**

8' 3" x 5' 10" ( 2.51m x 1.78m )

Fully tiled shower room with walk-in shower cubicle, low flush WC and wash hand basin with mixer tap. Heated towel warmer/radiator plus double glazed frosted window to the side.

#### **Bedroom Two**

10' 9" x 11' 11" ( 3.28m x 3.63m )

Good sized double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

#### **Bedroom Three**

8' 1" x 11' 3" ( 2.46m x 3.43m )

Good sized third bedroom with fitted vanity cupboard, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

### **Bathroom**

Bathroom suite comprising bath with shower over and glass shower screen, low flush WC and wash hand basin. Heated towel warmer/radiator, part tiled walls and tile effect vinyl flooring.

### **External**

Externally the property has wrap around gardens with a good range of planting beds, fruit trees and allotment sections as well as pond and greenhouse. Tarmac driveway leads to detached garage. A beautiful place to be during those warmer and sunnier months.



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## Longley Lane, Almondbury Huddersfield

- Rarely Available Must Be Seen To Be Fully Appreciated
- Solar Panels Fitted Giving A Source Of Income
- Wrap Around Expansive Gardens With Views In 3 Directions, Over The Valley And Towards The Pennines
- Super Private Plot With No Over Lookers
- Driveway, External Render, New Large Garage Alongside Internal Modernisations And Improvements
- Spacious Home With Lots Of Living Space

Tenure: Freehold EPC Rating: C

offers in the region of

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF115851 - 0005

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