

# Longley Lane, Huddersfield HD4 6PR



## welcome to

## Longley Lane, Huddersfield

Be the first ever owner occupier of this immaculate property that has been built from the ground up. The property comes with no onward chain. This is a great opportunity for families of all ages to own a spacious property with off street parking.













#### Ground Floor Entrance

Front door leading to spacious hallway with newly fitted carpeted and warmed by a central heating radiator. There is ceiling downlights and LED lights to the stairs which lead to the first floor. There are doors leading to the bedrooms and bathroom. There are also two double glazed windows overlooking the front and side.

#### **Bedroom Four/Study**

13' 6" x 6' 6" ( 4.11m x 1.98m )

Spacious carpeted bedroom warmed by a central heating radiator, has ceiling downlights and a double glazed window which overlooks the front.

#### **Bedroom Three**

#### 12' 10" x 7' 2" ( 3.91m x 2.18m )

Another good sized bedroom with carpeted flooring and warmed by a central heating radiator. Having ceiling downlights. Double glazed half window to the side.

#### Bathroom

Modern bathroom suite comprising bath with shower over and curtain rail. Wash hand basin with mixer tap and low flush WC. Heated towel warmer/radiator, part tiled walls, extractor, dark wood effect laminate flooring. Double glazed half window to the side and ceiling spotlight.

#### **First Floor Landing**

Doors to kitchen, reception room and WC. Double glazed window to the side.

#### Kitchen

11' 5" max x 13' 4" max ( 3.48m max x 4.06m max )

This superb modern kitchen has plenty of space and offers and a range of fitted base and wall units with contemporary worksurfaces and tiled splashbacks. The units have under glow LED colour changing lights. There's a range of newly installed appliances such as washing machine, dishwasher, and a fridge freezer with built-in water cooler. Integrated appliances include an electric oven with gas hob and extractor over. One and a half bowl sink unit with drainer, mixer tap and rinser. Room has laminate flooring, two double glazed windows overlook the front with superb views, extractor and warmed by a central heating radiator. There are also ceiling downlights.

#### Wc

Wash hand basin with mixer tap and splashback, low flush WC, wall mounted gas boiler providing for radiators and domestic hot water. Warmed by a central heating radiator and laminate flooring.

#### Lounge

13' 6" x 12' 5" ( 4.11m x 3.78m )

Spacious carpeted reception room being warmed by a central heating radiator and having ceiling downlights. Double glazed window overlooks the front plus patio doors leading out onto the rear.

#### **Second Floor Landing**

Stairs having LED lighting.

#### **Bedroom One**

13' 6" max x 10' 1" max (4.11m max x 3.07m max) Spacious carpeted double bedroom warmed by a central heating radiator and having ceiling downlights. Double glazed window overlooking the front with incredible views.

#### Ensuite

Ensuite shower room with walk-in shower cubicle, wash hand basin with mixer tap, low flush WC, extractor and laminate flooring.

#### **Bedroom Two**

13' 6" max x 10' 1" max ( 4.11m max x 3.07m max ) Spacious carpeted double bedroom warmed by a central heating radiator and having ceiling downlights.

#### Ensuite

Ensuite shower room with walk-in shower cubicle, wash hand basin with mixer tap, low flush WC, extractor and laminate flooring.

#### External

To the front is a newly paved drive enclosed by wall. Steps lead to the front door. There are also security lights and CCTV fitted. External feature lighting on the roof. To the rear is a good sized lawned garden with views over the fields and towards Castle Hill, enclosed by fencing. There are also LED lights on the roof.





### welcome to

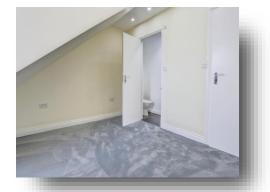
## Longley Lane, Huddersfield

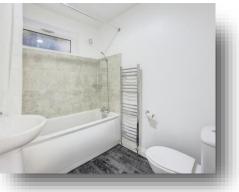
- Spacious Property Being Built From The Ground Up
- Good Sized Rear Garden
- Immaculately Presented Throughout
- No Onward Chain
- **Off Street Parking** •

Tenure: Freehold EPC Rating: B

offers in the region of

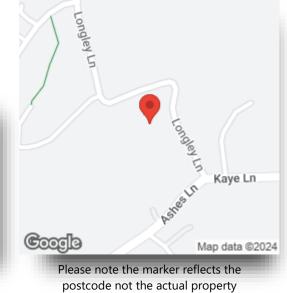
£240,000





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The Property Ombudsman

Property Ref: HDF116547 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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