



**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 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.



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## **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

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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