



**Longroyd Crescent, Slaithwaite, Huddersfield HD7 5DP**

**welcome to**

**Longroyd Crescent, Slaithwaite Huddersfield**

Located in the highly sought after area of Slaithwaite within walking distance into the village. The property has a double driveway to the front, four good sized bedrooms, two bathrooms, a newly renovated kitchen and south facing garden with fields to the rear plus three outhouses.



## Ground Floor

### Lounge

14' 10" x 12' ( 4.52m x 3.66m )

Superbly spacious reception room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### Kitchen Diner

17' 6" x 9' 11" ( 5.33m x 3.02m )

Newly fitted kitchen with a range of base and wall units plus wood work surfaces. Integrated gas hob, double electric oven and a fridge freezer. With extractor, fully tiled floor, multifuel burner plus radiator and a double glazed window which overlooks the rear. Double glazed doors open out to the rear garden.

### Shower Room

3' 3" x 9' 7" ( 0.99m x 2.92m )

Marble effect shower room with shower cubicle, low flush WC and wash hand basin. With tiled walls and flooring.

## First Floor

### Bedroom One

11' 5" x 11' 8" ( 3.48m x 3.56m )

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

### Bedroom Two

8' 4" x 11' 8" ( 2.54m x 3.56m )

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

### Bedroom Three

7' 1" x 9' 11" ( 2.16m x 3.02m )

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

### Bedroom Four/Office

10' 9" x 6' 6" ( 3.28m x 1.98m )

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

## Bathroom

Bathroom suite with fully tiled walls and feature flooring. Low flush WC and wash hand basin. With a window to the rear.

## External

Externally is a private garden set over two levels with newly landscaped patio area to the bottom leading up to a turf area at the top that overlooks the fields. There are also three additional storage outhouses. Ideal for growing families and those needing office space and two bathrooms.



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## Longroyd Crescent, Slaithwaite Huddersfield

- Driveway Parking
- Two Bathrooms
- Private Garden Backing To Fields
- 4 Bedrooms
- New Kitchen and New Shower Room

Tenure: Freehold EPC Rating: D

offers in the region of

**£280,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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william h brown



**01484 542072**



[huddersfield@williamhbrown.co.uk](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**