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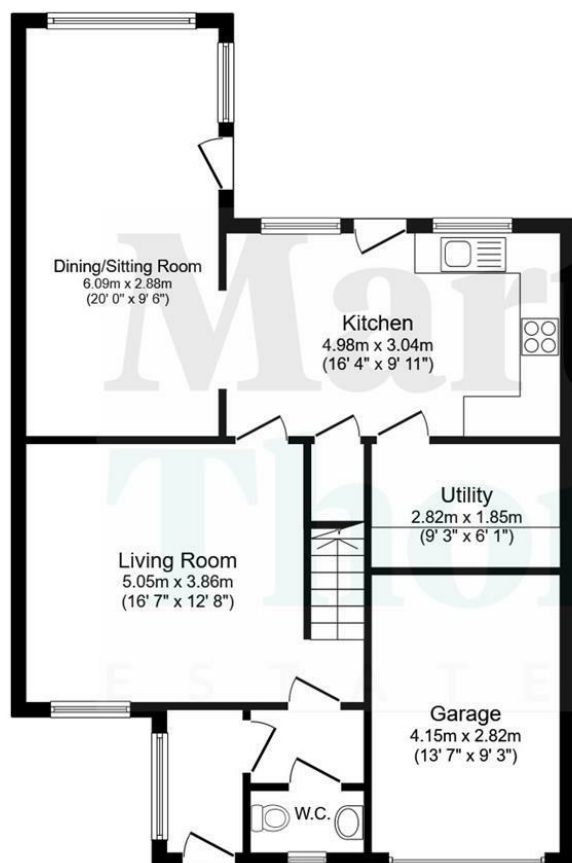
Botham Fields, Longwood Huddersfield,

Offers over £375,000

Enjoying a cul-de-sac position is this well-appointed four-bedroom detached family home, extended from its original design with enclosed rear garden and presented to a high standard throughout. The accommodation comprises an entrance porch, inner hall, downstairs WC, living room, dining kitchen with integrated appliances, utility and separate dining/sitting room with access to the rear garden. On the first floor are four bedrooms, the large master bedroom having an en suite, and a house bathroom with a white suite. There is a gas-fired central heating system, uPVC double glazing and a security system. Externally, there is a double width block paved driveway and a garage (which has been reduced in size to create the utility). The rear garden has paved seating areas and a lawned area enclosed by perimeter fencing and gates. A pleasant cul-de-sac setting conveniently placed for local amenities and access to the M62.

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Floorplan



Ground Floor



First Floor

Total floor area 133.3 m² (1,435 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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Entrance Porch

A composite entrance door with opaque glazed panels gives access to the entrance porch with side uPVC glazing overlooking the lawned garden. There is oak style laminate flooring and a door leads to the inner hall.

Inner Hall

This has oak style laminate flooring and internal oak doors. There is a radiator and further shoe and coat storage. A door leads to the downstairs WC.

Downstairs WC

This has a contemporary white suite with a wall-mounted hand basin with mixer tap and tiled splash back along with a low-level WC. There is a continuation of the oak style laminate flooring, an opaque uPVC window and a radiator.

Living Room



This good sized reception room is positioned at the front of the property and has a timber fire surround with matching inlay and hearth, home to a coal effect living flame gas fire. The uPVC window overlooks the garden and there is a picture rail. Within this room is the staircase rising to the first floor accommodation and a radiator. An oak door leads to the dining kitchen.

Breakfast Kitchen



This good sized room has units finished in oak to high and low levels with contrasting granite work surfaces and a Blanco one-and-a-half bowl sink unit with mixer tap. Integrated appliances include a five-ring gas hob with canopy style filter hood above, double oven with grill and combination microwave/oven, fridge and dishwasher. There is Amtico flooring, a useful under stairs storage cupboard, rear uPVC windows and an external composite door. The room can accommodate a formal dining suite/breakfast table. The room has a radiator and an archway through to the dining/sitting room. Off the kitchen is the utility.

Utility



This has a continuation of the Amtico flooring, the same units as in the kitchen to high and low levels, worktops and plumbing for an automatic washing machine. There is also

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space for a fridge freezer and additional appliances such as a condensing dryer. Within this room is the Vaillant boiler for the central heating system.

Dining/Sitting Room



From the kitchen, a wide archway leads into the dining/sitting room which is an addition to the original design and provides a multipurpose space. The initial area can be used as a formal dining area with room for further fitted or freestanding furniture and has a radiator. The adjoining sitting area has Amtico flooring and enjoys a pleasant dual aspect with rear and side uPVC windows overlooking the garden. Within the angled roofline is a Fakro window. This area serves as an everyday sitting/living space and has a radiator and wall light points.

First Floor Landing

From the living room, the staircase rises to the first floor landing where oak internal doors lead to the first floor rooms. There is a built-in storage area with shelving above the bulkhead and a radiator, access to the loft space and a further radiator.

Bedroom One



This large double bedroom enjoys a pleasant dual aspect with side and front uPVC windows. The room can accommodate a large amount of freestanding or fitted furniture and has a radiator. Being the master bedroom, this room has the advantage of an en suite shower room.

En Suite Shower Room



The shower room has a large shower cubicle with a wall-mounted Triton independent shower, low-level WC with concealed cistern and a wash hand basin. There is a wall mounted toiletries cupboard, tiling to the walls, ceiling downlighting, electric shaver point and an upright chrome ladder style radiator. The room also has Amtico flooring.

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Bedroom Two



This double bedroom is positioned at the front of the property and has a uPVC window and fitted wardrobes with hanging rail and shelving. There is also a radiator.

Bedroom Three



This double bedroom is positioned at the rear of the property and has a uPVC window with a pleasant aspect. There are fitted wardrobes with hanging rail and shelving and a radiator.

Bedroom Four



This good-sized bedroom is positioned at the rear of the property and has a uPVC window with an even nicer aspect over the garden and the tower in the distance. There is also a radiator.

House Bathroom



The room has a white three-piece suite comprising a panelled bath with a Triton independent shower over, wash hand basin and a low-level WC. There is full height tiling around the bath with half height tiling to the remaining walls along with ceiling downlighting, an upright chrome ladder-style radiator and an opaque uPVC window.

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External Details



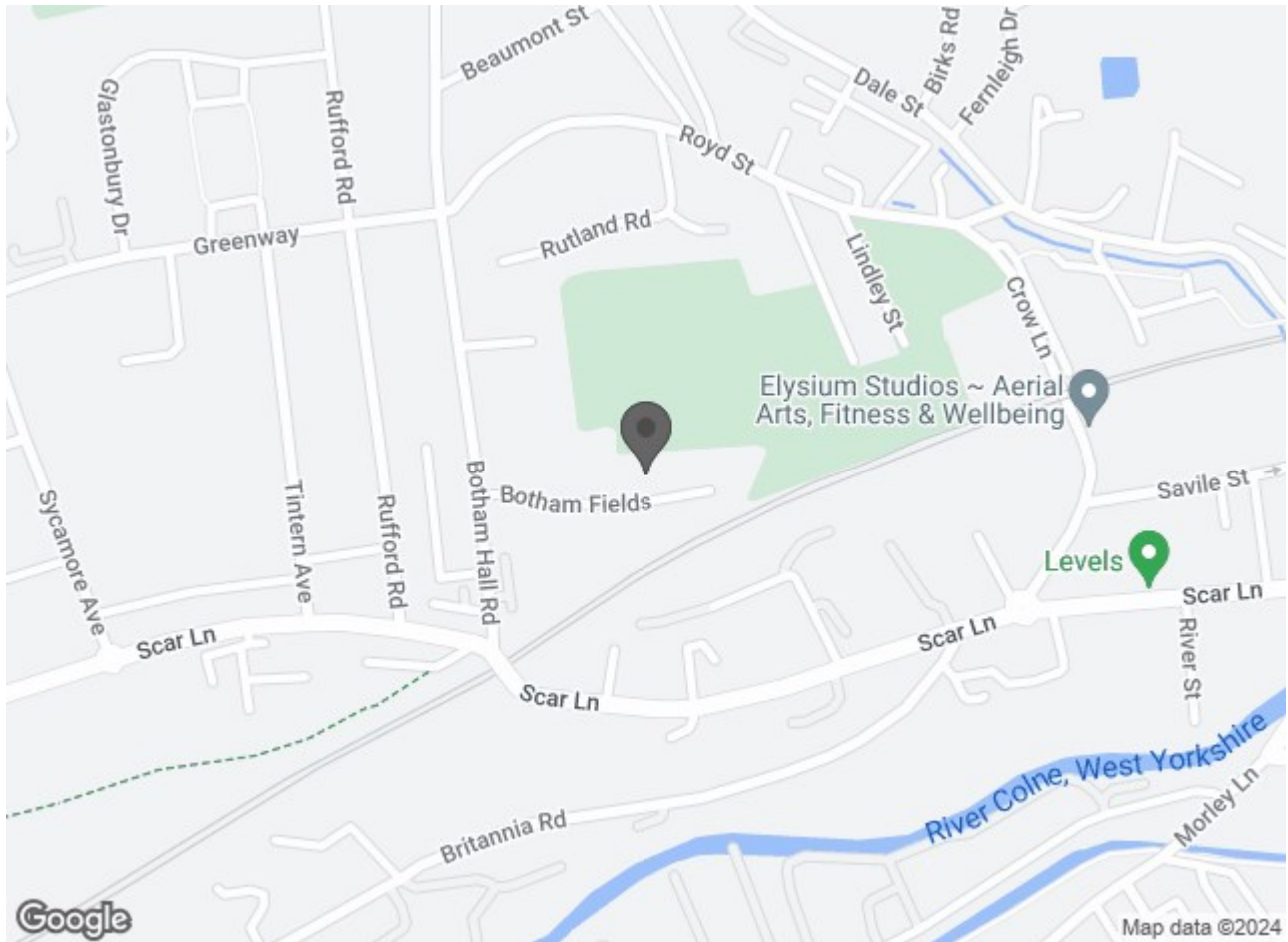
At the front of the property is a block paved double width driveway providing parking. To the side of this is an open plan lawned garden which is accessible via a gate to the right hand side of the property and, on the other side, a flagged pathway. There is a garage with an up-and-over door, power and light. The garage was reduced in length to create the utility room. The rear garden is enclosed by perimeter fencing and is one of the property's main selling features. It enjoys an open aspect with a pleasant backdrop and is not overlooked. There is outside lighting, water and power sockets along with a large, paved patio/seating area accessible from the dining kitchen and dining/sitting room which continues to the right hand side extending down the fence line to the bottom right hand corner which is a real sun trap. Adjoining this is a shaped lawned garden with mature beds and borders on either side and a timber shed in the bottom corner.

Tenure

The vendor inform us the property is Freehold.

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Directions



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DISCLAIMER

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2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**