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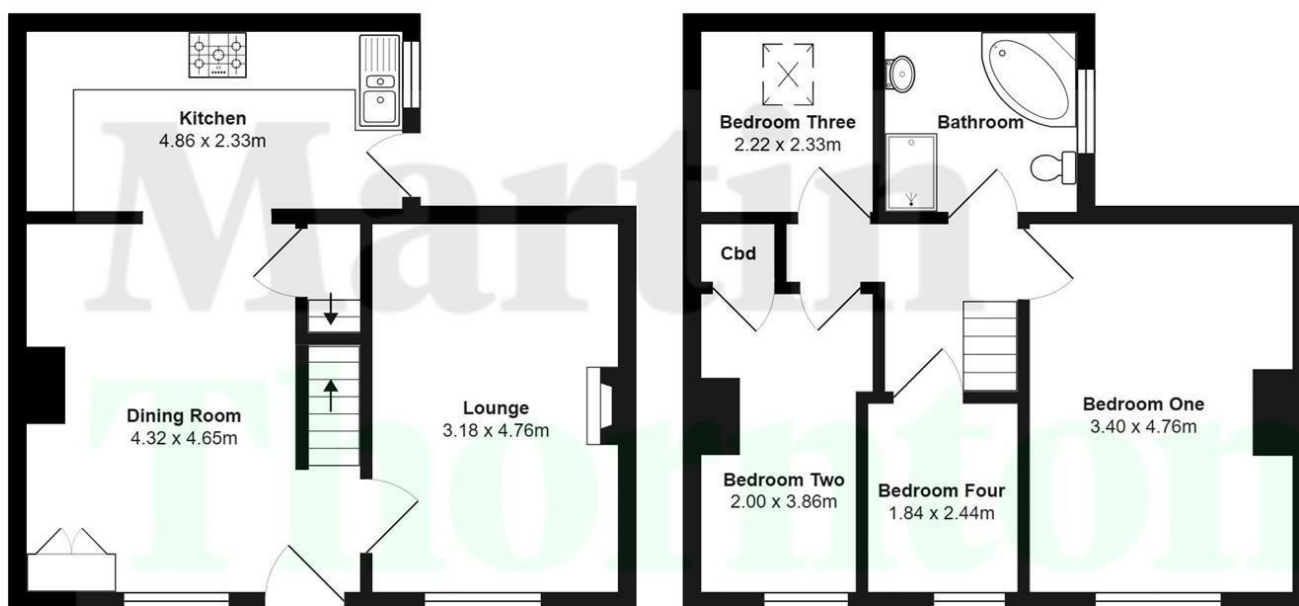
Longwood Gate, Longwood Huddersfield, Yorkshire

Offers over £230,000

A most appealing double-fronted four-bedroom period cottage that blends a characterful and contemporary interior enjoying a south-westerly aspect. Located in this popular and highly accessible location, close to amenities, the property offers an attention to detail rarely found. The accommodation comprises an open entrance lobby, living room with wood burning stove, large dining room with oak flooring and superb fireplace, stylish kitchen with woodblock worktops and integrated appliances and a useful keeping cellar. On the first floor are four bedrooms (three doubles) and a good-sized bathroom incorporating a separate shower cubicle. There is a gas-fired central heating system and uPVC double glazed windows. Externally, the front garden can be a real sun trap and has a lawn and flagged patio/barbecue area. An early inspection is an absolute must.

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Floorplan



E S T A T E A G E N T S

All measurements are approximate and for display purposes only

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Details



Entrance Lobby

A superb oak entrance door with a decorative glazed over-light gives access to the open entrance lobby. The oak flooring continues into the adjoining dining kitchen and there is useful storage for coats and shoes. The lobby has wall lighting, a radiator and a timber and glazed door leading to the living room.

Living Room

This very well-appointed reception room is positioned at the front of the property and incorporates a beautiful fireplace with exposed stonework, a deep stone flagged hearth and a wood burning stove. There are wall light points, a uPVC window to the front elevation overlooking the garden and a radiator.



Dining Room

This second large reception room blends character and contemporary style. It has a continuation of the oak flooring and a feature has been made of the fireplace to the chimney breast with exposed stonework and stone flagged hearth. There is a floor-to-ceiling storage cupboard housing the boiler for the central heating system. As shown by the photography, the room can accommodate a large formal dining table and also serves as an everyday second sitting room. The room has ceiling downlighting, wall light points, space for a wall-mounted TV and a radiator. A wide opening leads through to the kitchen.



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Kitchen

This room is presented to a high standard and specification with an array of units to high and low levels with under-unit lighting. There are woodblock style worktops with matching upstands and a one-and-a-half bowl sink with mixer tap. Integrated appliances include a five-ring induction hob with glazed splashback and illuminated canopy style filter hood, Neff double oven, fridge freezer and dishwasher, along with housing for a washing machine. The room has ceiling downlighting, a rear uPVC window, an external stable style door and a gunmetal grey radiator.



Basement

Accessed from the dining room, there is a useful vaulted keeping cellar.

First Floor Landing

A staircase rises to the first floor landing.



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Bedroom One

This large double bedroom is positioned at the front of the property and blends character and contemporary style. Of particular note are the exposed sanded and waxed floorboards and a uPVC window enjoys a southerly aspect and long distance views across the valley. The wide chimney breast incorporates a decorative cast iron fireplace and there is space in the alcoves for fitted or freestanding furniture. The room can accommodate a good amount of furniture and has wall light points and a radiator.



Bedroom Two

This good-sized double bedroom is positioned at the front of the property and has a uPVC window with a similar outlook to the master bedroom. It also has a decorative cast iron fireplace along with a built-in storage cupboard, ceiling downlighting and a radiator.



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Bedroom Three

This bedroom can also accommodate a double bed and is positioned at the rear of the property with a Velux window within the angled roofline. There are various wall light points and a radiator.



Bedroom Four

This versatile room is positioned at the front of the property and would make an ideal home office or study. It has a uPVC window, access to the loft area and a radiator.



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Bathroom

The bathroom has a four-piece suite. The corner bath has a shower attachment from the mixer tap and there is a separate walk-in shower cubicle with an overhead waterfall style shower fitting. There is an oval hand basin on a display plinth with shelving beneath and a low-level WC. The room has half height wall tiling and full height tiling within the shower cubicle. There is a circular illuminated mirror, floor tiling, ceiling downlighting and an extractor fan. To the side elevation is a uPVC window and an upright chrome ladder-style radiator.



External Details

Slightly elevated and set back from the road, the front of the property enjoys a southerly aspect. There is a central wide pathway with useful storage beneath the patio. The left hand side of the garden has been landscaped to create a very pleasant outdoor eating and entertaining space and there is perimeter fencing with a lockable gate. The garden can be a real sun trap with the southerly aspect and has stone flags for ease of maintenance. On the opposite site is a level lawned section and the garden itself has perimeter fencing and hedging, creating a good degree of privacy. To the rear of the property, accessed from the stable style door in the kitchen, is an enclosed small yard area.



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Directions

