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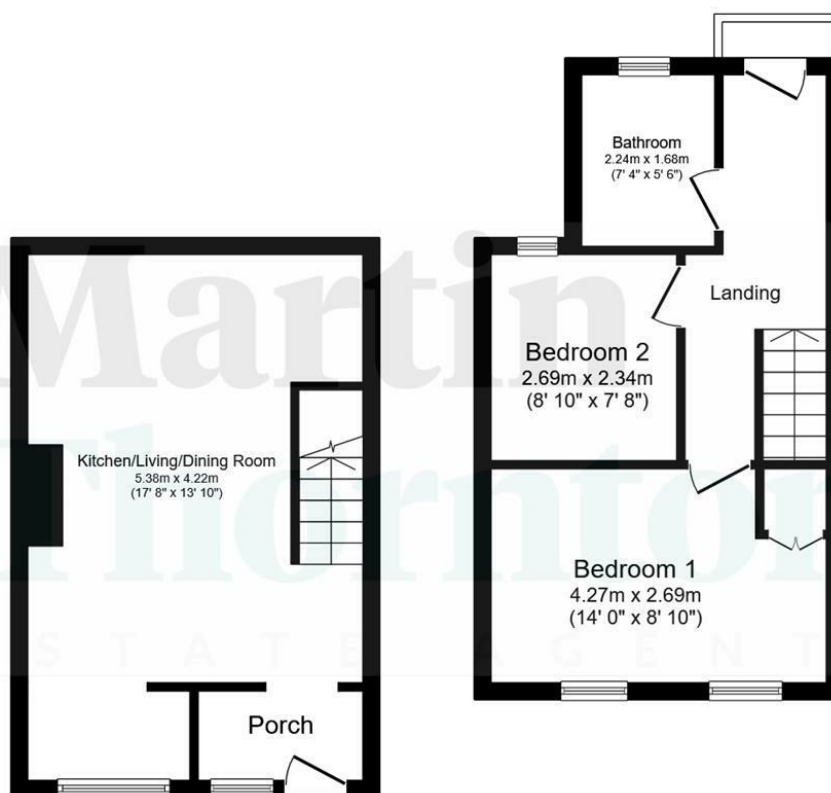
## Longwood Gate, Longwood Huddersfield,

**Offers over £160,000**

Presented to a high standard throughout with a stylish contemporary interior is this two-bedroom terraced home with a south-westerly aspect at the front. The property is perfectly placed for amenities in the nearby Salendine Nook Shopping Centre and is a perfect commuter base with ease of access to the M62. The accommodation comprises an entrance porch, open plan living/dining kitchen with integrated appliances and a stylish staircase. On the first floor there is an external door from the landing leading to the garden and parking area. There are two bedrooms, the master bedroom with long distance views, and a stylish bathroom. The property has a gas fired central heating system, uPVC double glazing (apart from a timber and glazed rear door) and a security system. Externally, there are front and rear gardens, designed for ease of maintenance and offering a pleasant outdoor eating and entertaining space. A very well-appointed home, well worthy of an internal inspection. The property also benefits from having no onward chain.

# Longwood Gate, Longwood Huddersfield,

## Floorplan



### Ground Floor

Floor area 27.9 m<sup>2</sup> (300 sq.ft.)

### First Floor

Floor area 30.4 m<sup>2</sup> (328 sq.ft.)

**TOTAL: 58.3 m<sup>2</sup> (628 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



# Longwood Gate, Longwood Huddersfield,

## Details



### Entrance Porch

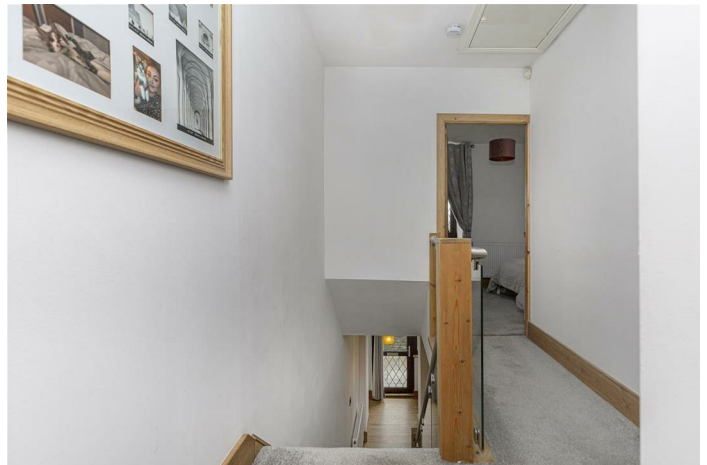
An external uPVC door with leaded glazed panels gives access to the entrance porch, which is extended from the original design and a perfect place for shoes and coats. There is oak-style laminate flooring that continues into the living/dining kitchen.

### Living/Dining Kitchen



This particularly stylish open plan eating and entertaining space is presented to a high standard, blending character and contemporary features. There is a wonderful central beam on display and a staircase incorporating glazed panels and a stainless steel handrail that rises to the first floor. The kitchen area has contemporary units to high and low levels with wood block style worktops, a sink with mixer tap and brick-style tiling. Integrated appliances include a four-ring gas hob with illuminated canopy-style filter hood and matching oven beneath, fridge and freezer, washer/dryer and slimline dishwasher. There is also a useful under stairs storage cupboard. The room has various wall light points and ceiling downlighting within the kitchen area. The use of furniture creates individual areas in this open plan space. There is a walk-in bay to the front elevation which is part of the extension and a perfect place for a dining/bistro table, with a window enjoying a south-westerly aspect. There is a radiator and an electric log-effect fire with provision above for a wall-mounted TV in a media wall style. The oak-style laminate flooring continues within this room.

### First Floor Landing



This landing also has the stainless steel and glazed staircase along with a drop down ladder giving access to useful storage within the loft space which is partly boarded. As the property is set on a hillside, a timber and glazed door gives access to the rear garden and parking which are at first floor level. There is also a radiator.

### Bedroom One



This large double bedroom is positioned at the front of the property and is particularly light and bright. Twin uPVC windows provide long distance views and the National Park in the distance. Over the staircase projection is a built-in wardrobe with hanging rail and shelving above. The room can accommodate further fitted or freestanding furniture and has a radiator.

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## Details

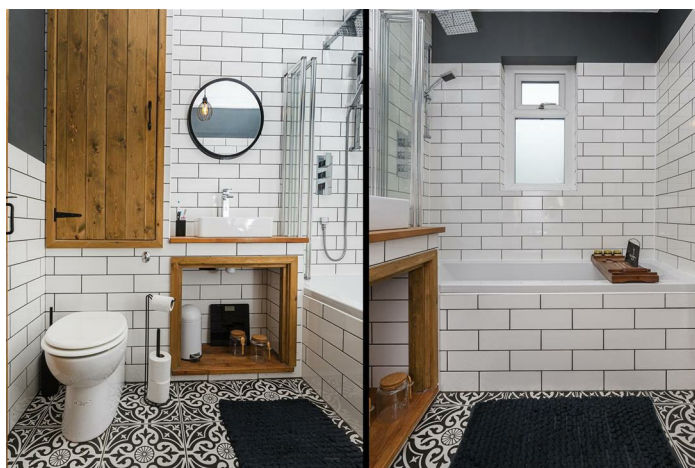


### Bedroom Two



This bedroom is positioned at the rear of the property and has a rear uPVC window and a radiator.

### Bathroom



The stylish bathroom has a white three-piece suite. The bath has an overhead waterfall-style shower fitting over and hand-held shower attachment. There is a low-level WC and, upon a timber plinth with open storage beneath, a rectangular trough-style hand basin with mixer tap along with a low-level WC with concealed cistern. A storage cupboard houses the boiler for the central heating system and there is brick-style tiling around the room. There is also floor tiling, an obscure uPVC window and an upright chrome ladder-style radiator.

### External Details



At the front of the property is a paved garden area which is raised and set back from the road. This can be a real sun trap. To the rear of the property, which is at first floor level, there is a paved seating area and around the corner is a useful storage area ideal for a lock-box/shed. There is external water and steps from the paved seating area. A rockery-style garden area is located to the left of the steps.

### Tenure

The vendor has confirmed us that the property is Freehold.

# Longwood Gate, Longwood Huddersfield,

Directions

