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Prospect Road, Longwood Huddersfield, Yorkshire

Offers in the region of
£170,000

Set to the end of this quiet residential cul-de-sac, is this well presented, deceptively spacious, end terraced house. The property, which has been enjoyed and improved over the last ten years, offers accommodation briefly comprising entrance porch, inner hallway, lounge with feature wood burning stove, and dining kitchen, complete with integrated appliances and a 'walk out' balcony to the dining area. To the first floor there are two double bedrooms and a modern, stylish house bathroom. The added benefits of the property include a staircase leaving the kitchen down to the basement areas, where there are two good sized rooms, ripe for renovation, subject to planning permission, one of which is currently utilized as a utility area, and is home to the Baxi central heating boiler. This room has its own access door to the rear garden. The property enjoys gas central heating and is fully uPVC double glazed. The rear garden with lawn and decking, enjoys a southerly aspect and to the front is the double-width block paved driveway.

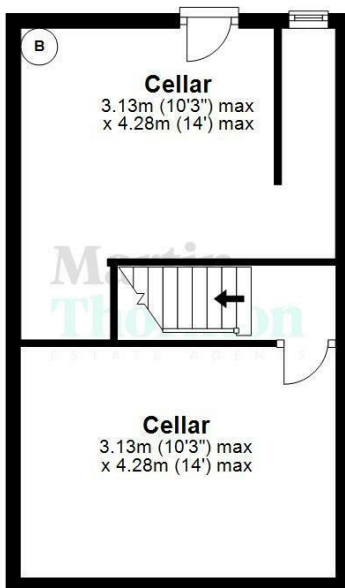
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Floorplan



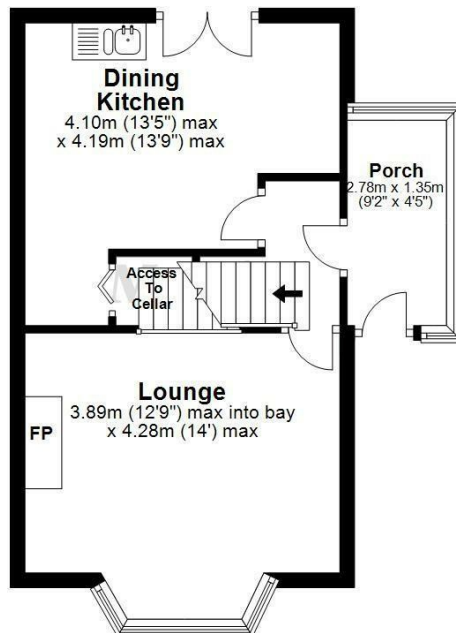
Cellar

Approx. 31.9 sq. metres (343.1 sq. feet)



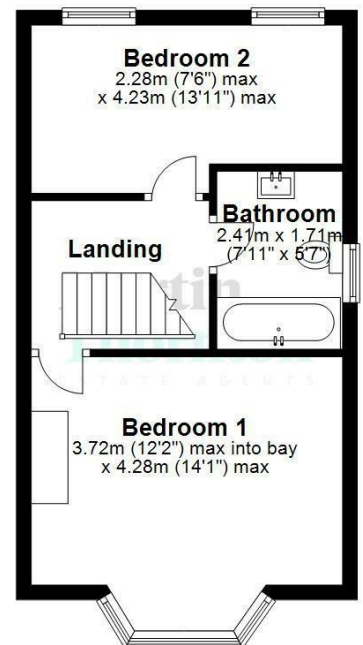
Ground Floor

Approx. 36.8 sq. metres (396.6 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



Total area: approx. 101.9 sq. metres (1097.0 sq. feet)

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Details



Entrance Porch



A uPVC double glazed door opens to the entrance porch, where there are several uPVC double glazed windows to three elevations. There is a quarry tiled floor and a ceiling light point. A similar uPVC double glazed door leads into the property.

Inner Hallway

With a ceiling light point, hanging hooks and a radiator. A staircase rises to the first floor. An oak panelled door with glazed inserts leads to the lounge.

Lounge



Set to the front of the property, this room has lots of light

from the front elevation courtesy of a walk-in, splayed, double glazed bay window. There is a central ceiling light point, various power points and a radiator. The focal point of the room is an exposed chimney breast, home to a multi-fuel stove, set to a tiled hearth.

Dining Kitchen



Running across the rear of the property, the kitchen has a range of base cupboards, drawers and roll-edged work tops with tiled splashbacks and matching wall cupboards over. There are integrated appliances including split level hob and oven with extractor hood and an integrated fridge. There is an inset, one and a half bowl, stainless steel sink unit with mixer tap. There are spotlamps to the ceiling and there is a radiator. Amtico tiled flooring takes us to the dining area, where there is a further ceiling light point. From here, French, uPVC double glazed doors lead out onto the balcony.

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Balcony



The balcony enjoys a southerly aspect and has decking, a timber handrail with matching spindles and a light point.

First Floor Landing

A staircase rises from the inner hallway to the first floor landing.

Bedroom One



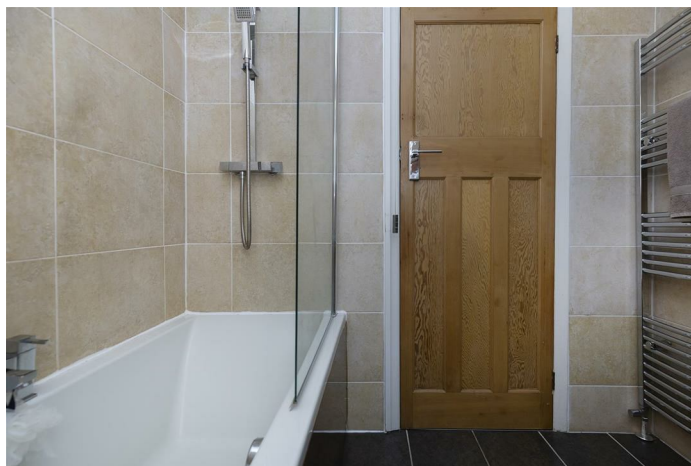
The Master bedroom is of a good size and has lots of light from a walk-in, splayed, uPVC double glazed bay window to the front elevation. There is a central ceiling light point, various power points and a radiator.

Bedroom Two



This double bedroom runs across the rear of the property and has natural light coming from two uPVC double glazed windows to the rear elevation. There are two ceiling light points and a radiator.

Bathroom



Having a modern white suite comprising low flush WC and a pedestal hand basin with chrome monobloc mixer tap over. There is a panelled bath with matching monobloc mixer tap and overlying mains fed shower. The walls are tiled and there is a contrasting tiled floor. There is a ceiling light point and a wall-mounted, chrome, ladder style heated towel rail.

Basement

From the dining kitchen, an open tread staircase leads down to the basement. The basement consists of two rooms.

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Basement Room One



This room is home to the gas meter and has a central ceiling light point and a radiator.

Basement Room Two

A good sized utility/store with base units and beneath the worktops there is space for free-standing appliances such as fridge, dryer and there is plumbing for an automatic washing machine. Within the utility is the Baxi boiler for the central heating system. There are two additional storage rooms off the utility itself and there is a radiator and a PVCu external door which gives access into the garden.

External Details



To the front of the property there is a double width block

paved driveway. To the rear of the property there is a lovely fenced, enclosed lawned garden with an area of decking, all benefitting from a southerly aspect.

Tenure

The vendor has informed us that the property is freehold and we await further confirmation. 14.04.24.

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Directions

