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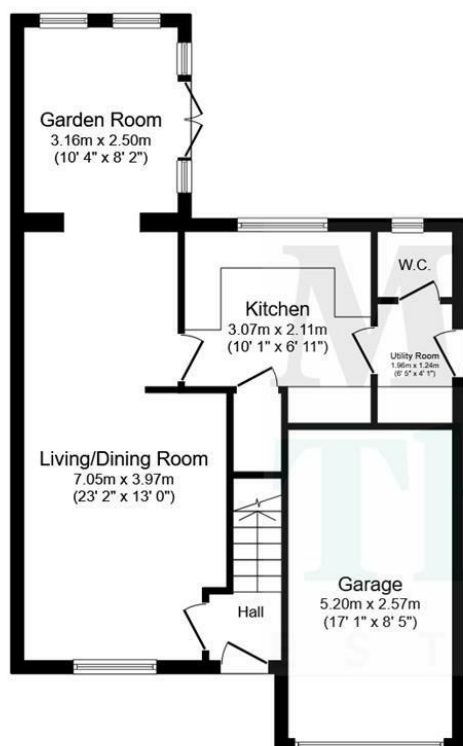
## **Botham Fields, Longwood Huddersfield, Yorkshire**

**Offers over £300,000**

Presented to a high standard throughout and extended from its original design, this is a very well appointed, three bedroom detached family home. The property enjoys a cul-de-sac setting and is offered with the advantage of no onward chain. This wonderful family home has been upgraded, enhanced and extended in more recent times. There is a gas-fired central heating system, uPVC double glazing and a security system. The accommodation comprises an entrance hallway, living room with adjoining open plan dining room, kitchen with integrated appliances, rear garden room with French doors, utility and downstairs WC. On the first floor are three bedrooms, the master with en suite shower room, and a stylish house bathroom with separate shower cubicle. Externally, there is parking on the driveway and an integral garage. The rear garden is a major selling feature being enclosed with a large patio area accessed from the French doors, a lawned garden and a purpose built home office/garden room with bi-fold doors. An early inspection is advised to appreciate the position, garden and standard of presentation throughout.

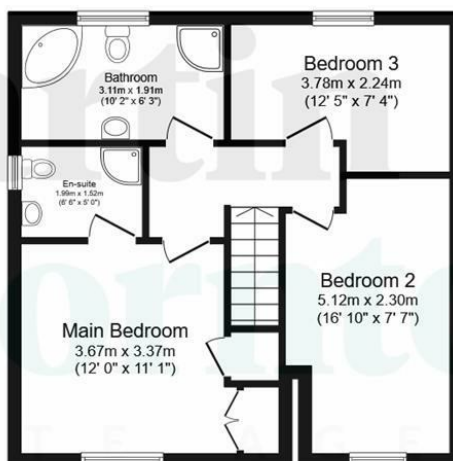
# Botham Fields, Longwood Huddersfield, Yorkshire

## Floorplan



### Ground Floor

Floor area 61.7 m<sup>2</sup> (664 sq.ft.)



### First Floor

Floor area 48.9 m<sup>2</sup> (527 sq.ft.)



### Outbuilding

Floor area 13.6 m<sup>2</sup> (146 sq.ft.)

**TOTAL: 124.2 m<sup>2</sup> (1,337 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)



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## Details



### Entrance Hallway

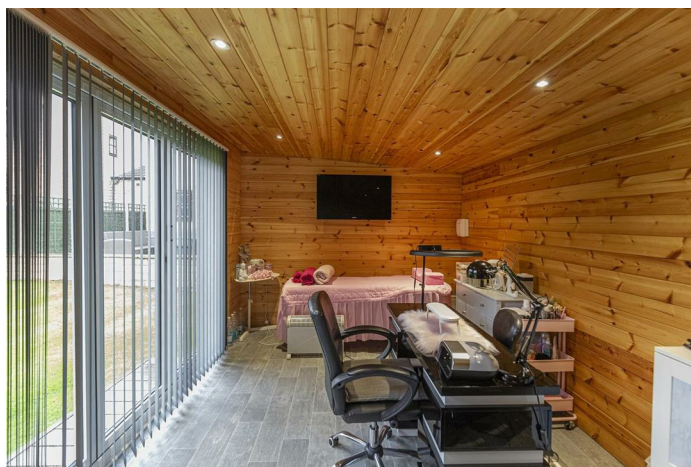
An external composite door with decorative glazed panels gives access to the entrance hallway. This is the perfect place for shoes and coats and has a radiator. A staircase rises to the first floor accommodation and a door leads into the living room.

### Living Room



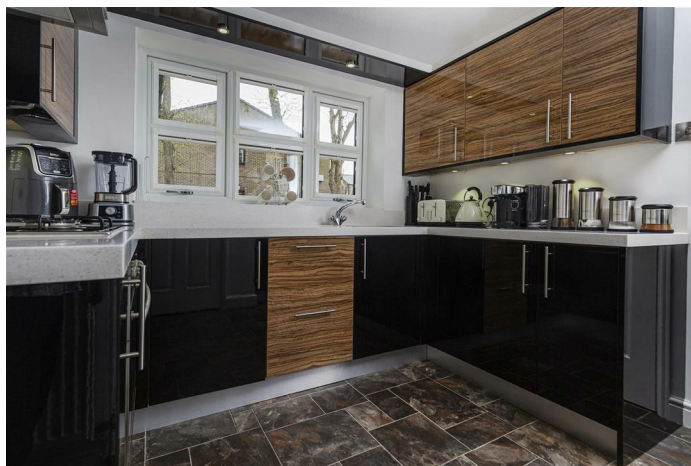
This well appointed and good sized reception room is positioned at the front of the property and has neutral décor. The former separate dining room is now open plan to the living room, creating a larger sociable space. The room has a timber fire surround with a marble finish inlay and hearth, home to a living flame effect gas fire. There is plenty of room for furniture and a radiator. Accessed via a broad opening is the dining area which can easily accommodate a good sized formal dining table. There is a radiator and a door providing access to the kitchen. An archway then leads through to the garden room.

### Garden Room



This is a most versatile room and could be a formal dining room, play room or large home office, etc. Positioned at the rear of the property, the room enjoys a dual aspect with front and side uPVC windows. There are French doors leading out onto a large patio area, along with a vinyl floor covering, LED ceiling downlighting and a radiator.

### Kitchen



The well appointed kitchen is positioned at the rear of the property and enjoys a southerly aspect, with its uPVC window overlooking the rear garden. Of particular note are the superb Corian working surfaces with matching upstands and splashbacks, along with a sunken one-and-a-half bowl stainless steel sink with mixer tap. Over the sink, there is down lighting. The room has wall cupboards and base units with integrated appliances including a four-ring gas hob with

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illuminated canopy style filter hood above and oven below, fridge and freezer. There is also a useful under stairs storage cupboard along with cushion vinyl flooring, a radiator and rear windows with perfect fit blinds. From the kitchen, a door leads through to the utility.

### Utility



This has a base unit to match the kitchen units with a Corian worktop and splashbacks. Beneath the worktop is plumbing for an automatic washer. There is a side composite door with decorative opaque glazed panels along with a continuation of the cushion vinyl floor and a radiator. Adjoining this room is the downstairs WC.

### Downstairs WC



This has a two-piece white suite comprising a pedestal wash hand basin and a low-level WC. There is half height wall

tiling, a radiator and a rear uPVC window with perfect fit blinds.

### First Floor Landing

From the hallway, the staircase rises to the first floor landing where a drop-down ladder gives access to useful storage within the partly boarded loft space which has lighting.

### Bedroom One



This double bedroom is positioned at the front of the property and is presented to a high standard. It has built-in mirror fronted wardrobes and a useful storage cupboard over the staircase with a hanging rail. This room has the advantage of an en suite shower room. There is also a radiator.

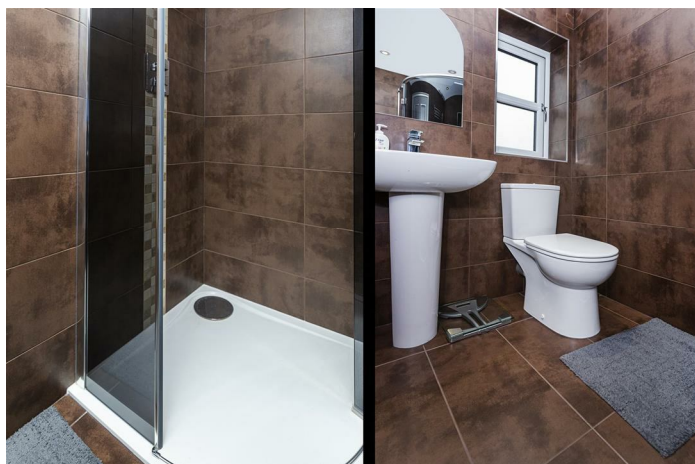


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### En Suite Shower Room



This stylish room has a three-piece suite comprising a corner shower cubicle with a curved door and overhead waterfall style shower fitting, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and floor along with an extractor fan, LED downlighting and an upright ladder-style radiator. The room has an obscure uPVC window.

### Bedroom Two



This double bedroom is positioned at the front of the property and has a uPVC window and a radiator. There is plenty of space for freestanding or fitted furniture.

### Bedroom Three



This double bedroom is positioned at the rear of the property and has a uPVC window with a pleasant southerly aspect. There is plenty of space for freestanding or fitted furniture and is currently utilised as a dressing room.

### House Bathroom



The good sized bathroom is positioned at the rear of the property and has a four-piece suite. There is a corner whirlpool bath, a pedestal wash hand basin, a low-level WC and a shower cubicle with an overhead waterfall style shower fitting. There is tiling to the walls and floor along with LED downlighting, an extractor fan and an upright chrome ladder-style radiator. To the rear elevation is an obscure uPVC window.

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### External Details



At the front of the property is a driveway providing parking and access to the integral garage. There is an open plan lawned garden to the left hand side. On the right hand side, the pathway leads to a timber gate and continues to the enclosed rear garden. This is one of the major selling features, enjoying a southerly aspect and making it a real sun trap. There is a large stone paved patio area which can also be accessed from the French doors within the garden room. External lighting, water and power are available. The lawned level garden has a stone flagged pathway which leads to a purpose built home office/garden room.

### Home Office/Garden Room

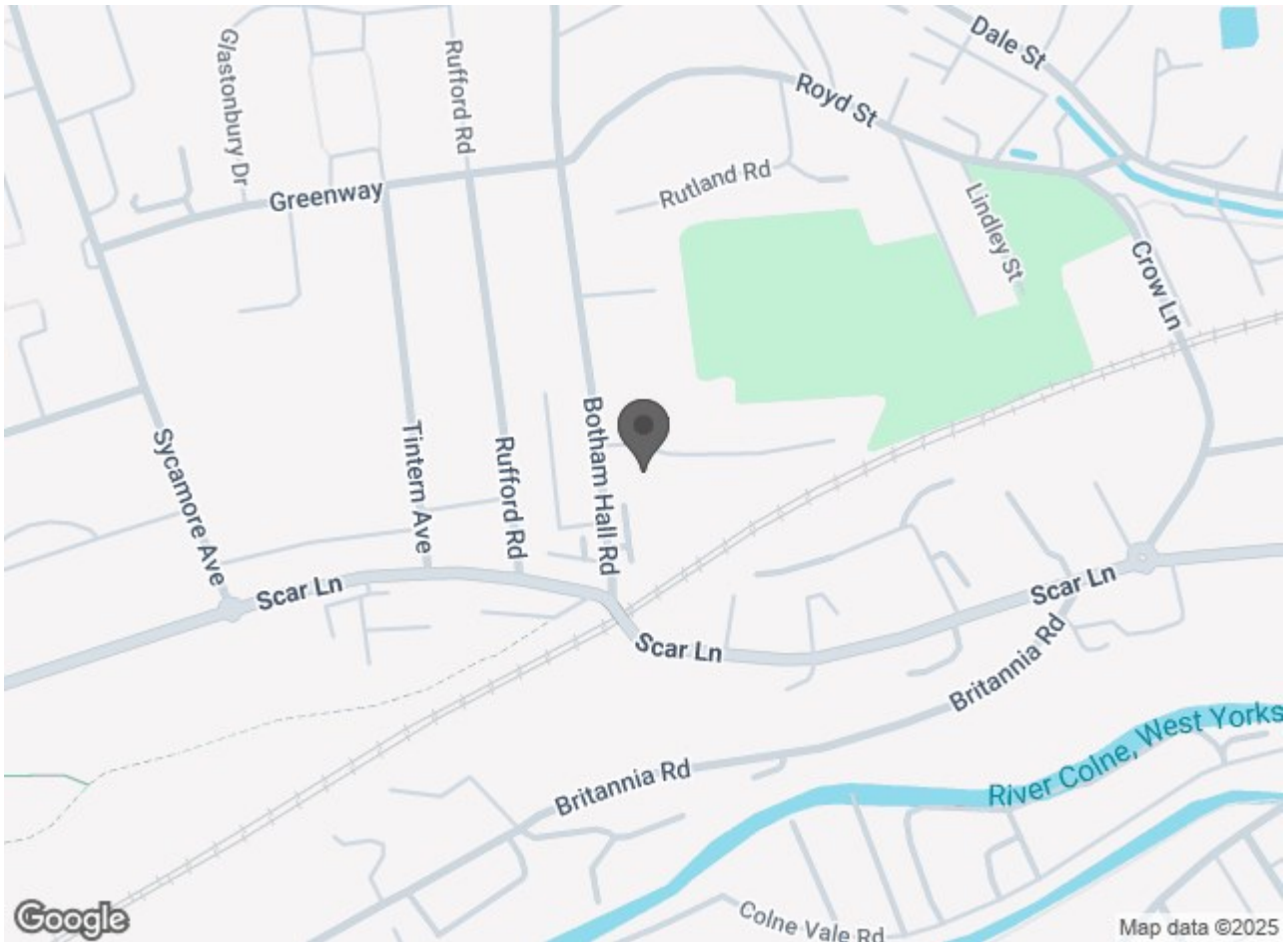
This purpose built space is insulated and has a bi-folding door, power and lighting. There is a wall mounted electric heater and ceiling lighting. The building would make an ideal office space but could equally be a playroom, gym or hobby room. The garden itself is enclosed by perimeter walling and fencing.

### Integral Garage

This has an up-and-over door along with hot and cold water and a wall mounted radiator. This area also houses the boiler for the central heating system.

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Directions



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