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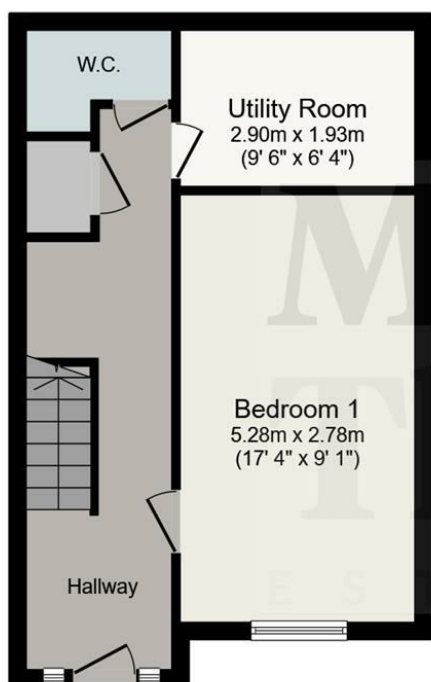
## Chancel Court, Longwood Huddersfield,

Offers in the region of  
**£220,000**

Enjoying a cul-de-sac setting and a south-westerly aspect at the front is this three-bedroom town house with accommodation on three floors. The property is presented to a high standard throughout and offers flexible family accommodation. There is a gas-fired central heating system and uPVC double glazing. The accommodation comprises an entrance hallway, downstairs WC, utility and home office/study (created from the original integral garage). On the first floor is a large dining kitchen with integrated appliances and doors out to the rear garden and the living room with a light and bright interior at the front of the property. On the first floor are three bedrooms, two of which are doubles, and a bathroom which was recently redesigned and upgraded. Externally, there is double width parking for two and an enclosed landscaped rear garden with a decked seating area, artificial grass and a paved patio area. The first and top floors enjoy long distance views from their elevated positions.

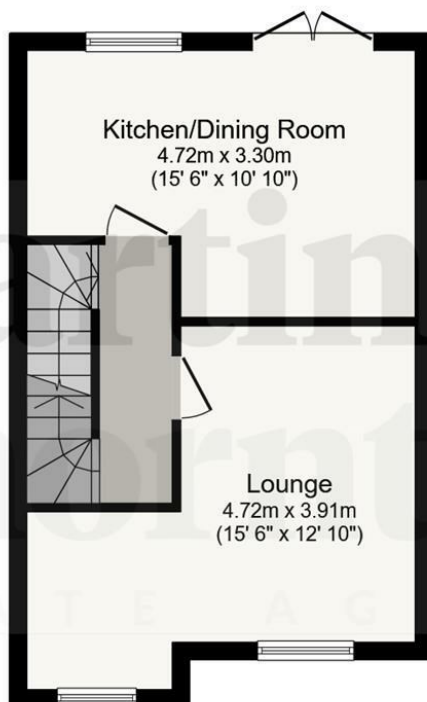
# Chancel Court, Longwood Huddersfield,

## Floorplan



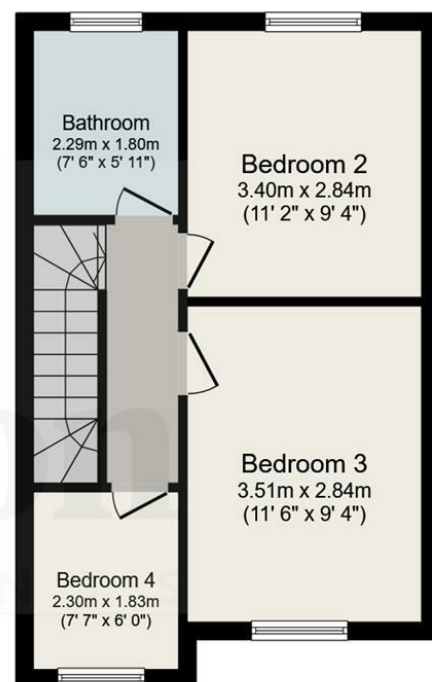
### Ground Floor

Floor area 36.1 sq.m. (389 sq.ft.)



### First Floor

Floor area 36.1 sq.m. (389 sq.ft.)



### Second Floor

Floor area 36.1 sq.m. (389 sq.ft.)

TOTAL: 108.4 sq.m. (1,167 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)

# Chancel Court, Longwood Huddersfield,

## Details



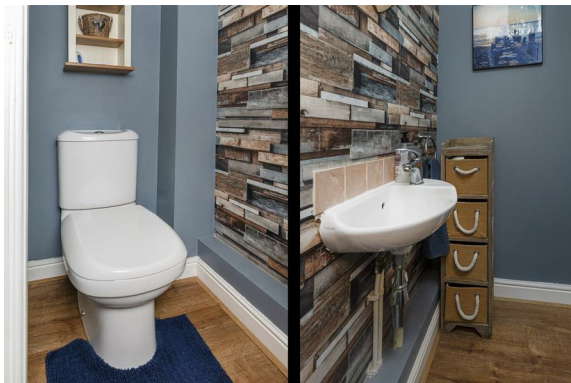
### Entrance Hallway

An external entrance door with an opaque glazed panel and side screen gives access to the hallway. This has a spindle staircase rising to the first floor accommodation, beneath which is useful area with built-in base units, working surfaces and a wine cooler. There is laminate flooring and a useful under stairs storage cupboard, perfect for shoes and coats. At the opposite end of the hallway is access to the downstairs WC.



### Downstairs WC

This has a two-piece white suite comprising a wash hand basin and low-level WC along with an extractor fan and a radiator.



### Utility

This area has wall cupboards and base units with working surfaces, a stainless steel sink unit and plumbing for an automatic washer. There is space for additional appliances such as a condensing dryer, freestanding fridge freezer, etc. The Ideal Instinct condensing boiler is housed in this area and there is a radiator.



# Chancel Court, Longwood Huddersfield,

## Details



### Home Office/Study

Formerly the integral garage, this is now a most flexible space that could be used as a home office, gym or playroom. Our clients have also used this room as a guest bedroom. There is a built-in storage cupboard with twin doors, a bank of uPVC windows to the front elevation and a radiator. The room is divided into two with a partition wall.



### First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is a spindle staircase continuing up to the top floor. Of particular note are the side-by-side glass bricks from the living room which are a particular feature of this space and allow extra natural lighting. There is also a radiator.



# Chancel Court, Longwood Huddersfield,

## Details



### Dining Kitchen

This good sized room is positioned at the rear of the home and runs the full width of the property. It can easily accommodate a formal dining table and the centrepiece of the room is a Hotpoint range style cooker with a five-ring gas hob with ovens beneath, stainless steel splashback and illuminated canopy filter hood above. Integrated appliances include a fridge, freezer and dishwasher. There is a one-and-a-half bowl stainless steel sink with mixer tap along with a rear uPVC window and French doors leading out to the garden.



### Living Room

This light and bright principal reception room is positioned at the front of the property and enjoys a south-westerly aspect. There are lovely views across the valley from the uPVC windows. The room is L-shaped and can accommodate a good amount of furniture. It is presented to a high standard with contemporary neutral décor and carpeting along with wall light points and the glass brick detailing which can also be seen from the hallway. There is a wall mounted electric remote control fire and a radiator.



# Chancel Court, Longwood Huddersfield,

## Details



### Top Floor Landing

The staircase then rises to the top floor where there is spindle balustrading and a ladder giving access to the loft space with useful boarding. There is also a radiator.



### Bedroom One

This double bedroom is positioned at the front of the property with uPVC windows enjoying a south-westerly aspect and views across and down the valley. There is plenty of space for fitted or freestanding furniture and a radiator.



### Bedroom Two

This double bedroom is positioned at the rear of the property and has plenty of space for fitted or freestanding furniture, uPVC windows and a radiator.



# Chancel Court, Longwood Huddersfield,

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### Bedroom Three

This single bedroom is positioned at the front of the property with uPVC windows enjoying an identical outlook to that of bedroom one. There is also a radiator.



### Bathroom

The stylish and contemporary bathroom has been updated in recent times. The white three-piece suite comprises a P-shaped bath with wall mounted shower fitting from the heating system, a pedestal wash hand basin and a low-level WC. Around the bath is full height tiling with a decorative border, which continues around to the remaining half height wall tiles. There is ceiling downlighting, an extractor fan, an upright chrome ladder style radiator and an opaque uPVC rear window.

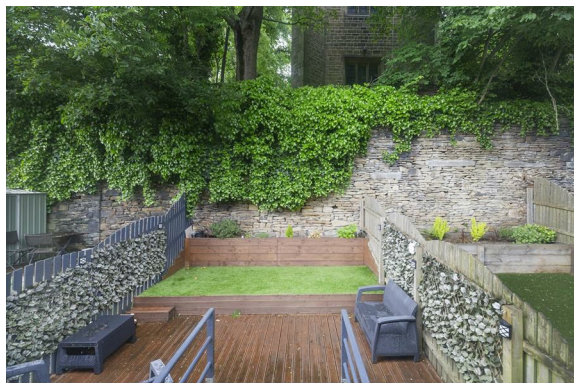


### External Details

At the front of the property is double with side-by-side parking. The rear garden is enclosed by perimeter fencing and a stone wall, along with a paved seating area at a low level with outside water and power. Wide steps then lead up to the full width decked seating area which is a most pleasant space for outdoor eating and entertaining. Adjoining this is a slightly raised artificial grassed area with a raised border at the far end incorporating railway style sleepers.

# Chancel Court, Longwood Huddersfield,

Details





# Chancel Court, Longwood Huddersfield,

Directions

