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## Longwood Road, Longwood Huddersfield, Yorkshire

**Offers over £325,000**

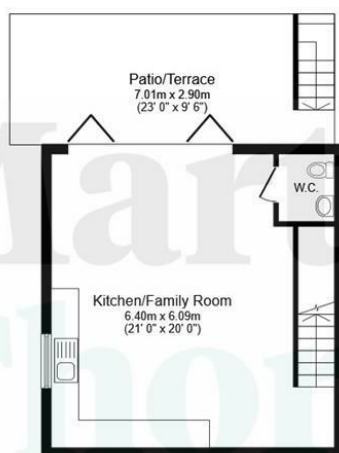
Enjoying a south-westerly aspect is this spacious one-off stone built detached home with automatic electric gates onto extensive block paved parking. The property is situated in a popular and convenient location with a stylishly presented, light and bright interior throughout. This is certainly not your average three-bedroom detached home in terms of floor space, and is larger than most four-bedroomed homes. The accommodation comprises an entrance hallway, downstairs WC, double bedroom (which could be a second sitting room or home office) and rear facing living room (which could be reconfigured). On the lower ground floor is an open plan living/dining kitchen with double doors out onto the terrace, utility and adjoining guest WC. On the first floor are two large double bedrooms, the master with an en suite shower room, and a house bathroom which also incorporates a separate shower cubicle. There is a gas-fired central heating system, uPVC double glazing and a security system. Externally, there is parking for several vehicles on the block paved driveway. The main rear outside space is an enclosed, paved full width terrace which is a real sun trap. Steps lead down to a lower level garden area designed for ease of maintenance and there is external access only to a useful room beneath the terrace, which could be a home office/hobby room/gym, etc., once the appropriate work has been completed. An early inspection is advised to appreciate the position and all that is on offer.

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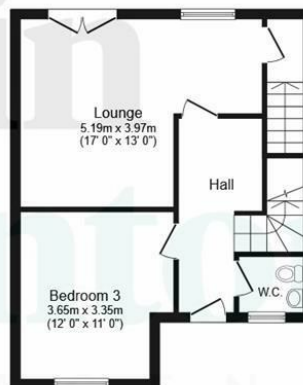
## Floorplan



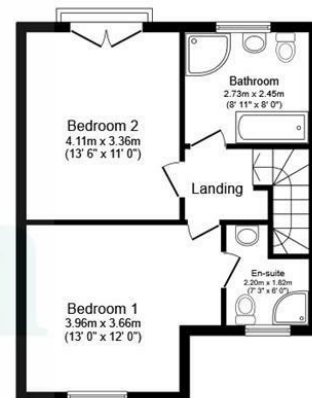
Lower Ground Floor  
Floor area 59.7 sq.m. (642 sq.ft.)



Basement  
Floor area 60.6 sq.m. (652 sq.ft.)



Ground Floor  
Floor area 43.8 sq.m. (472 sq.ft.)



First Floor  
Floor area 44.6 sq.m. (480 sq.ft.)

TOTAL: 208.7 sq.m. (2,246 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



A canopied open entrance gives shelter from the elements and has external courtesy lighting and a composite door with opaque glazed panels gives access to the entrance hallway. The wide hallway has a staircase rising to the first floor accommodation, beneath which is a useful storage cupboard ideal for coats and shoes, etc. Of particular note are the oak doors along with grey laminate flooring and a radiator. Off the hallway is the downstairs WC.

### Downstairs WC

This has a two-piece white suite with a pedestal wash hand basin with tiled splashback and a low-level WC. There is oak style laminate flooring along with ceiling downlighting, an extractor fan and a radiator. To the front elevation is an obscure uPVC window.

### Bedroom Three



From the hallway, access can be gained to bedroom three. This multipurpose room is positioned at the front of the property and could be used as a double bedroom, second sitting room or large home office. It is light and bright with plenty of space for fitted or freestanding furniture, a TV aerial point and a radiator.

### Living Room



This light and bright reception room is positioned at the rear of the property and has a uPVC window enjoying a southerly aspect and a wooded backdrop. There are twin patio doors opening to a Juliette style balcony along with a uPVC window, provision for a wall-mounted TV and a radiator. The room is L-shaped and could easily be reconfigured to create a fourth double bedroom and an inner hallway area which would incorporate the staircase down to the lower ground floor.

### Living/Dining Kitchen



This room certainly has the wow factor and is best demonstrated by a combination of the photographs and floor plan to show the proportions and natural lighting of this open plan eating and entertaining space. The kitchen area has an array of gloss finish high and low level cupboards with

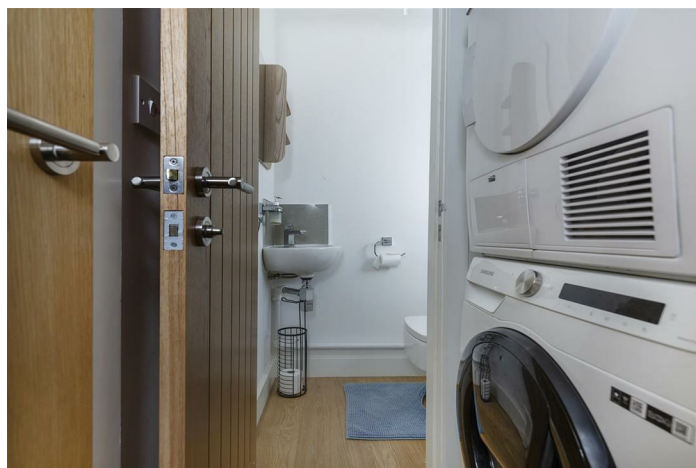
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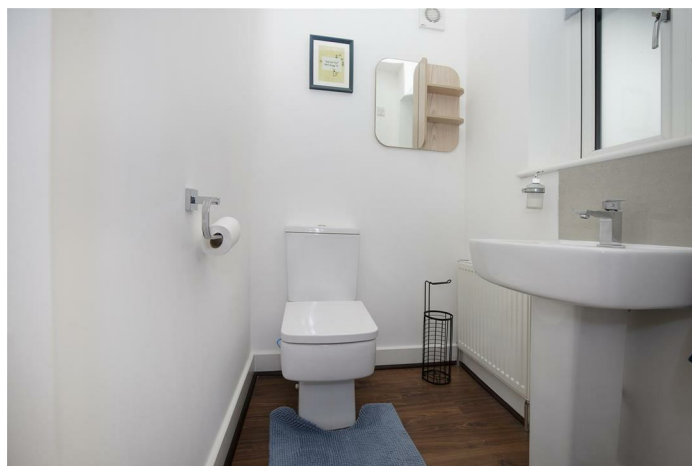
granite style worktops and brick style tiled splashbacks. There is a one-and-a-half bowl sink with a mixer tap. Integrated appliances include a double oven, hob with canopy style filter hood above, fridge freezer and dishwasher. The island unit incorporates further storage and the worktops extend to create a breakfast bar/dining area. The room enjoys a dual aspect with a side uPVC window and French doors with matching windows on either side out onto the paved terraced patio at the rear. If required, there is plenty of space for a large formal dining table, or it could be used as an everyday living space with room for sofas, etc. There is provision for a wall-mounted TV along with oak style laminate flooring throughout, ceiling downlighting and two radiators.

## Utility



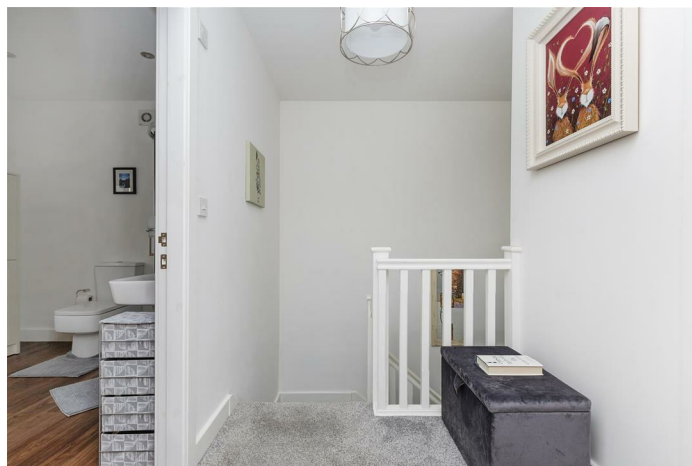
This has a continuation of the oak style laminate flooring, plumbing for an automatic washer (which could house a condensing dryer on top) and houses the Vaillant condensing boiler. The space extends under the staircase providing a handy storage space and a door leads through to the downstairs WC.

## Downstairs WC



This has a continuation of the oak style laminate flooring, a two-piece suite comprising a corner hand wash basin with tiled splashback and a low-level WC. There is an extractor fan and a radiator.

## First Floor Landing



From the hallway, the staircase rises to the first floor landing where there is access to the loft area.

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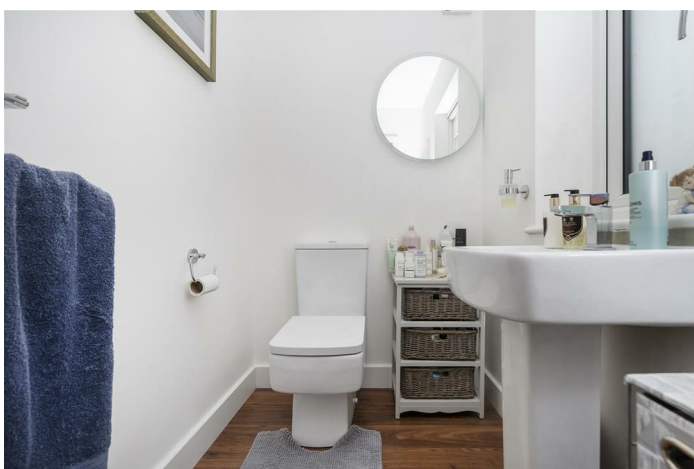


### Bedroom One



This large double bedroom is positioned at the front of the property and has neutral décor and grey carpeting. There is plenty of space for fitted or freestanding furniture along with provision for a wall-mounted TV and a radiator. This room also has the advantage of an en suite.

### En Suite Shower Room



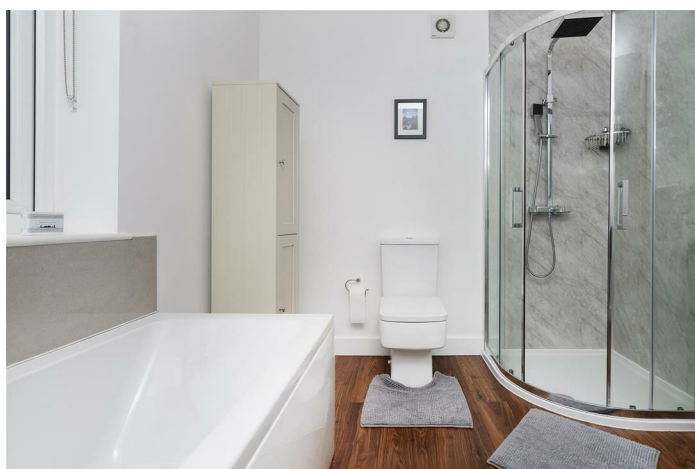
The suite comprises a shower cubicle with an aqua boarded interior, an overhead waterfall style shower fitting and hand-held shower attachment along with a pedestal wash hand basin and a low-level WC. There is oak style laminate flooring, ceiling downlighting, an electric shaver point and an upright chrome ladder style radiator. The room also has an obscure uPVC window.

### Bedroom Two



This large double bedroom is positioned at the rear of the property and enjoys a southerly aspect via its uPVC window with a wooded backdrop and views across the valley. There is plenty of space for fitted or freestanding furniture and a radiator.

### House Bathroom



The spacious bathroom has a white four-piece suite comprising a panelled bath, pedestal wash hand basin with tiled splashback, low-level WC and corner shower cubicle with aqua boarded interior, overhead waterfall style shower fitting and hand-held shower attachment. There is ceiling downlighting, oak style laminate flooring, an extractor fan and an upright chrome ladder style radiator. The room also has an obscure uPVC window to the rear elevation.

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### External Details



Electric gates give access to the extensive block paved driveway with space for numerous vehicles. There is walling and fencing on either side, an external water tap and coloured slate. To the right hand side is a pathway with a gate and steps leading down and around to the full width paved patio/terrace which is a real sun trap, enjoying a south-westerly aspect. There is balustrading along with external lighting and power sockets. A matching metal gives access to steps leading down to a lower garden area which is enclosed by perimeter fencing and has coloured slate. The wide pathway continues around to the side where an external door gives access to the storeroom beneath the terrace. Within the perimeter fence, a gate gives access to an additional portion of land where our clients have a large purpose built garden shed.

### Storeroom/Potential Accommodation

This useful area offers further potential and is accessed externally. It could make an ideal gym, hobby room or even a home office and has twin uPVC windows. It does require further work, i.e., power supply, plastering out and flooring, etc.

### Tenure

The vendor informs us that the property is freehold and we await further confirmation. 20.06.24

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Directions

