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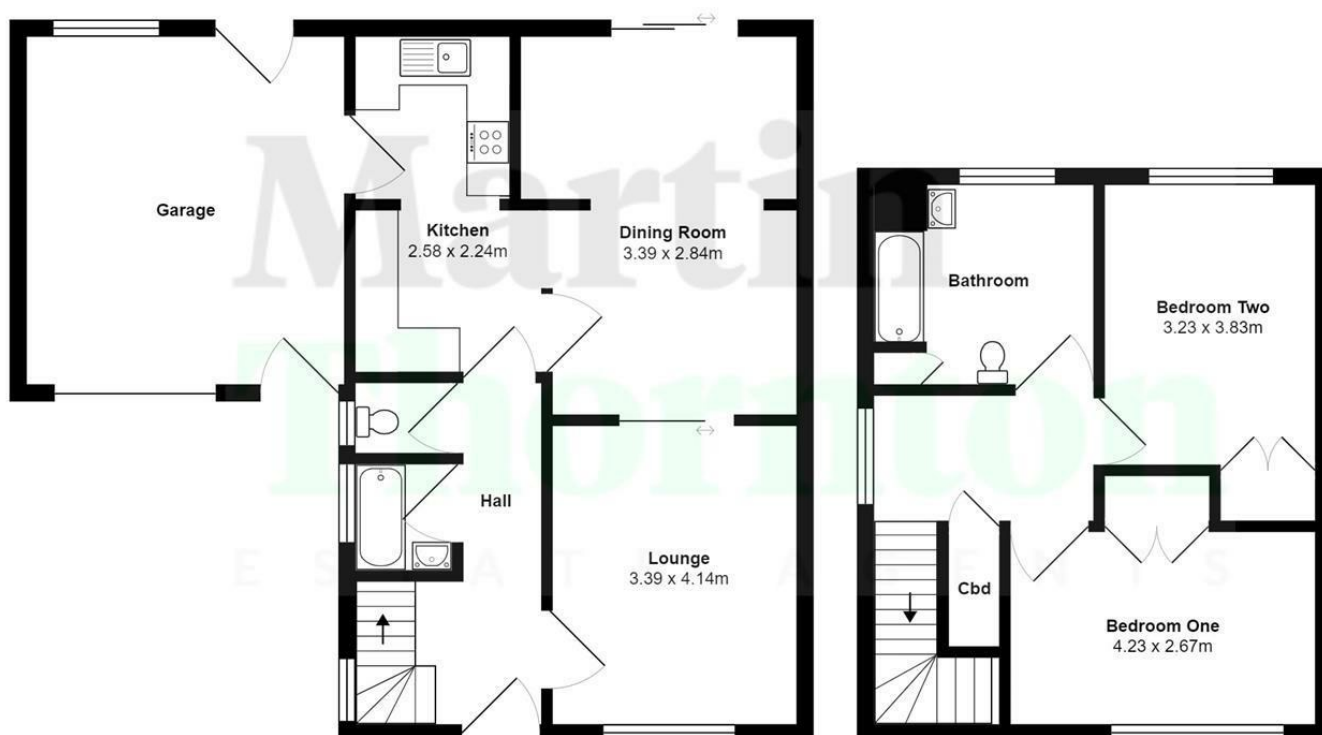
## Royles Head Lane, Longwood Huddersfield,

**Offers over £210,000**

This extended two double bedroom, semi-detached dormer style property offers bags of potential with an opportunity to redesign the accommodation to the buyers requirements. This house enjoys a hamlet style setting with an open aspect at the front and a rear garden with southerly aspect. The property is set in a semi-rural position, yet convenient for amenities within nearby Salendine Nook shopping centre and is a perfect commuter base for Leeds and Manchester via the M62. The accommodation comprises an entrance hallway, downstairs bathroom and separate WC, living room, extended dining room and kitchen (which could easily be combined into one large open plan space). On the first floor are two large double bedrooms and a large house bathroom (which could be repositioned to create three bedrooms if required). There is a gas-fired central heating system and part uPVC double glazing. Externally, a long block paved driveway leads to a larger than average single garage. There is a lawned front garden and a large paved patio and adjoining garden to the rear, enjoying a southerly aspect. The property is in a most enviable position and offered with the advantage of vacant possession.

# Royles Head Lane, Longwood Huddersfield,

## Floorplan



All measurements are approximate and for display purposes only



# Royles Head Lane, Longwood Huddersfield,

## Details

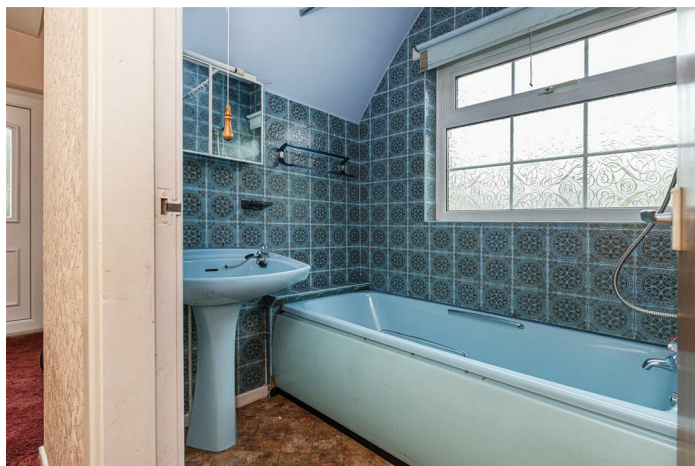


### Entrance Hallway



An external uPVC door with an opaque glazed panel gives access to the entrance hallway. A spindle staircase rises to the first floor accommodation, beneath which is a useful storage cupboard housing the Ideal condensing boiler for the central heating system. There is also a radiator.

### Downstairs Bathroom



This has a two-piece coloured suite with a panelled bath and pedestal wash hand basin. There is wall tiling along with a side uPVC window and a radiator.

### Separate WC



This has a low-level WC along with tiling to the walls, a side uPVC window and a radiator. Buyers may decide to redesign the ground floor bathroom and WC to create a guest WC and cloakroom, or keep the ground floor bathroom and redesign the layout at the expense of the formal living room and create an open plan living/dining kitchen to the rear, enjoying a southerly aspect.

### Living Room



This reception room is positioned at the front of the property and has a single glazed semicircular bay window overlooking the garden, enjoying a pleasant open aspect. There is a fire surround incorporating an electric fire along with various wall light points and a radiator. Sliding doors lead to the rear open plan dining kitchen. Buyers may decide to have a ground floor double bedroom at the expense of this living space.

# Royles Head Lane, Longwood Huddersfield,

## Details



### Dining Room



This room can be accessed from the living room as well as via a timber and glazed door from the kitchen. As with the adjoining kitchen, it has been extended from its original design and has tilt-and-slide uPVC patio doors at the far end. It could easily be combined with the adjoining kitchen to create a fabulous open plan living/dining kitchen area, which would serve as an everyday eating and entertaining space.

### Kitchen



The kitchen can be accessed from the entrance hallway as well as the adjoining dining room. It is expected that buyers would redesign and update, and potentially remove the dividing wall to the dining room to create a fabulous open plan space. There is an array of wall cupboards and base units with work surfaces which extend to create a breakfast bar area along with a stainless steel sink. Integrated

appliances include an oven and hob and there is space for additional freestanding appliances. The room has a rear uPVC window along with a radiator and a door leading to the garage.

### First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is a side uPVC window with a pleasant aspect. There is access to the loft area and a built-in shelved cupboard.

### Bedroom One



This large double bedroom is positioned at the rear of the property and has a built-in wardrobe with hanging rail and shelving. There is further open shelving along with a uPVC window enjoying a southerly aspect and a radiator.



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## Details



### Bedroom Two



This double bedroom is positioned at the front of the property and enjoys a pleasant aspect across open fields via a uPVC window. There is a built-in wardrobe with hanging rail and shelving along with a radiator.

### House Bathroom



The large bathroom has a three-piece suite comprising a panelled bath with a Triton independent shower over, a pedestal wash hand basin and a low-level WC. There is tiling to the walls along with a rear uPVC window and a radiator. As this is such a large room, buyers may decide to redesign the layout and reposition the bathroom, making this into a good sized third bedroom.

### External Details



At the front of the property is a block paved driveway providing parking for several vehicles and access to the garage. There is a level lawned garden area to one side with planted borders. Outside water is available. The rear garden has a southerly aspect and can be a real sun trap. There is a large patio area which can be accessed from the garage as well as the patio doors in the dining room. It is a blank canvas at the moment with fencing to one side and is ready to be redesigned along with updating of the property.

### Garage



This has an up-and-over door along with single glazed side and rear windows, a timber and glazed personal door and a rear timber door. It is a good sized garage and has plumbing for an automatic washing machine.

### Tenure

We await confirmation of the tenure from the vendors.  
02.07.24

# Royles Head Lane, Longwood Huddersfield,

Directions

