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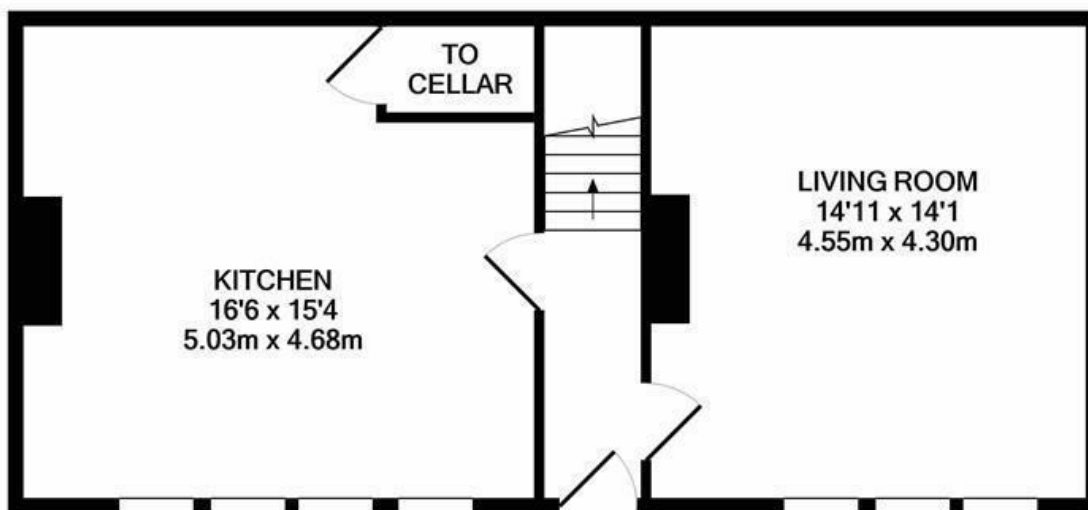
Greenhill Road, Longwood Huddersfield, Yorkshire

**Offers in the region of
£270,000**

A superb example of a Grade II Listed cottage which is double fronted and enjoys a southerly aspect. It has a fabulous garden and parking with views across the valley and a good sized interior which blends character and contemporary style throughout. Set back from the road and with long distant views over the surrounding area, this is a most appealing cottage featuring a gas-fired central heating system and sealed unit double glazing. Exposed beams and floorboards, stonework and window seating have been retained. The accommodation comprises an entrance hallway and dining kitchen with integrated appliances, island unit and gas stove. The good sized living room has a feature window seat, exposed stone and timbers and access to a useful cellar. On the first floor are two large double bedrooms and a bathroom which has been recently redesigned and incorporates a four-piece suite. The advantage of this cottage is the outside space and parking. The enclosed garden has a southerly aspect, making it a real sun trap. It has perimeter walling, lawns, mature beds and borders, several seating areas and a stone outbuilding. This is a wonderful setting with superb views and fabulous garden, ideal for dog walking along Lamb Hall Road, and the perfect commuter base for the M62 motorway, convenient bus routes as well as amenities within the Salendine Nook Shopping Centre on the doorstep.

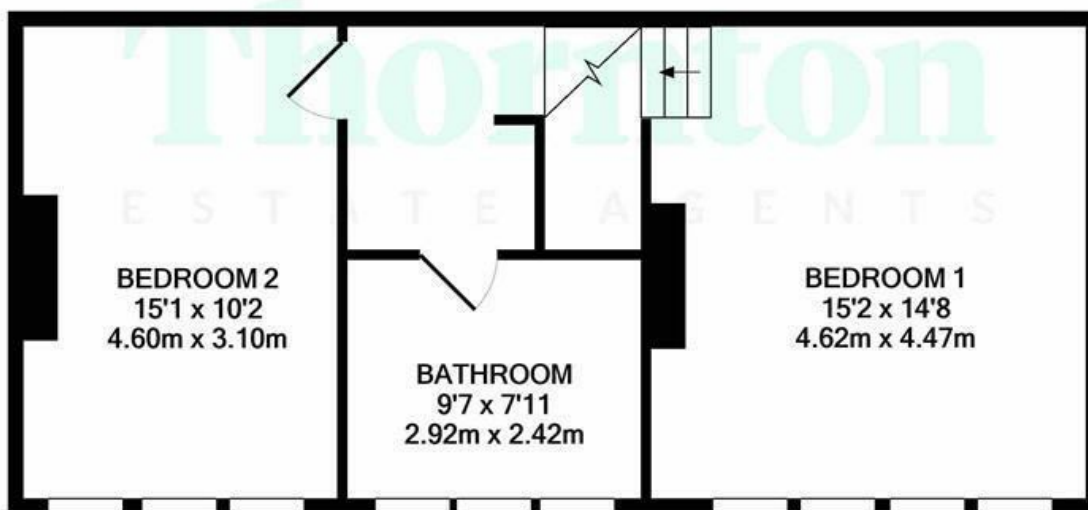


Floorplan



Martin
ESTATE AGENTS

GROUND FLOOR
APPROX. FLOOR
AREA 510 SQ.FT.
(47.4 SQ.M.)



Martin
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1ST FLOOR
APPROX. FLOOR
AREA 509 SQ.FT.
(47.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1019 SQ.FT. (94.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Greenhill Road, Longwood Huddersfield, Yorkshire

Details



Entrance Hallway

An external timber door with double glazed panels gives access to the entrance hallway. This has quarry tiled style flooring and a fabulous timber door architrave with a stripped panelled period door leading to the living room. At the far end, a staircase with stripped timber treads leads up to the first floor accommodation and there is a radiator. A panelled period door leads into the dining kitchen.

Dining Kitchen

This is a good sized open plan room, blending character and contemporary style. There is a bank of double glazed windows with stone mullions and lighting above, enjoying a fabulous view with a southerly aspect and views down the valley and across to the reservoir and golf course. The room is flooded with natural lighting. There are contemporary kitchen units to high and low levels with glazed display cabinets and shelving along with wood block style worktops with matching upstands and a one-and-a-half bowl sink with mixer tap. Integrated appliances include an oven, combination oven/microwave, dishwasher, washer dryer, fridge and freezer. A central island incorporates a breakfast bar seating area with storage below and a four-ring induction hob. The room also has plenty of space for a formal dining table. Upon a deep stone flagged hearth stands a living flame gas stove. There is oak style laminate flooring along with two beams, an upright contemporary radiator and a stripped timber door giving access down to the cellar.



Cellar

In the cellar head is the Ideal Logic condensing boiler for the central heating system.

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Living Room

From the hallway, access can be gained to the good sized living room. It has double glazed windows with stone mullions providing views across the valley towards the reservoir and Holme Moss in the distance. There is a lovely window seat with detailed architrave, exposed stonework and stripped timber panelling. There is a decorative fire surround with a tiled hearth, upon which stands a coal effect living flame gas fire. Two superb, stripped beams are on display and the room can accommodate plenty of furniture. There is also a radiator.



First Floor Landing

From the hallway, the staircase rises to a small half landing and then splits left and right, giving access to the bedrooms on either side. To the left, there is a landing area with spindle balustrading and exposed, broad timber floor boards. The landing is suitable for bookcases, for example, and has exposed period panelled doors to all three rooms on this level.



Bedroom One

This is a large double bedroom and, from its elevated position, the views only get better with a 180-degree vista overlooking the surrounding area, across the reservoir and with Holme Moss in the distance. There is a bank of double glazed windows with central mullion along with a beam, a decorative cast iron fireplace and access to the loft area. The room can accommodate plenty of fitted or freestanding furniture and has wall light points and a radiator.



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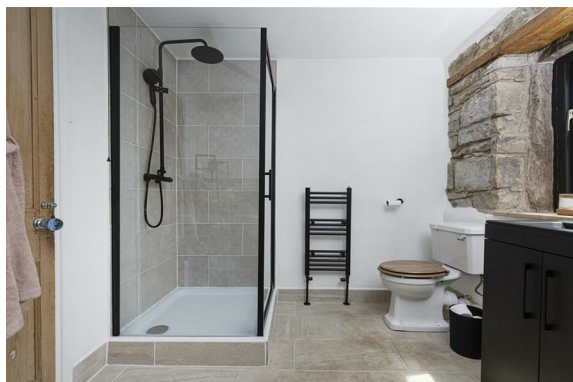
Bedroom Two

This large double bedroom enjoys a similar view to bedroom one and has a bank of double glazed windows with stone mullions along with a beam, a decorative cast iron fireplace. Of particular note are the exposed 10in wide floorboards. The room can accommodate plenty of fitted or freestanding furniture and has a radiator.



Bathroom

The large bathroom has been updated in recent times and is particularly stylish. The four-piece suite comprises a roll-top bath with claw and ball feet, a rectangular hand basin with storage cupboards below, a low-level WC and a separate shower cubicle with a tiled interior, a waterfall style shower fitting and a hand-held shower attachment. The room has a bank of double glazed windows with stone mullions, further exposed stonework and a timber beam. There is a deep window sill, perfect for toiletries, etc., floor tiling and an upright ladder-style radiator.



External Details

At the front of the cottage there is space for tubs, pots and planters. The property has the advantage of parking on a cobbled area and then a gravelled off-road parking area adjoining. Our clients are able to park two vehicles here, one behind the other. There is perimeter walling with the gravelled area widening to create a perfect place for a wood store or lock-box and a timber gate gives access to the garden. With many period cottages, there is usually a compromise of parking or garden, sometimes neither, but this one has the advantage of both. The mature garden area enjoys a southerly aspect, making it a real sun trap. It has well stocked beds and borders and a perimeter wall providing a more secluded backdrop along with a very pleasant seating area with some fabulous large stone flags and a raised flowerbed behind. There is a useful stone outbuilding, handy for storage, and a lower lawned garden in two sections with attractive raised beds and borders, dry stone walling and a gravelled seating area, perfect as an outdoor eating/barbecuing area. There is a low wall with lavender beds and an upper gate directly opposite the cottage itself.

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Directions

