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## Stoney Lane, Longwood Huddersfield,

**Offers over £95,000**

This spacious double-bedroom apartment is located on the third floor of this converted former mill, conveniently situated in a highly accessible commuting area, perfect for the M62. The communal entrance hallway has an entry phone system, lifts and stairs. The accommodation comprises an entrance hallway, a superb open plan living/dining kitchen with integrated appliances and access to the covered balcony, a large double bedroom with access to the balcony and a good-sized bathroom. The property has electric heating and double glazing. There is designated parking at the rear of the building. The property would suit a variety of age groups and would make an ideal first home, down-sizer or investment property. Now offered vacant.



### Floor Plan

Floor area 60.9 m<sup>2</sup> (655 sq.ft.)

TOTAL: 60.9 m<sup>2</sup> (655 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)

# Stoney Lane, Longwood Huddersfield,

## Details



### Communal Entrance

An external door with an entry phone system gives access to the communal hallway. It is particularly light and bright with stairs and lifts providing access to the apartment on the third floor.

### Apartment Hallway

An external door gives access to the apartment's hallway with an entry phone system and two good-sized storage cupboards, one of which houses the cylinder for the hot water system. There is an electric storage heater and a door leading to the living/dining kitchen.

### Living/Dining Kitchen

The floor plan and photographs best demonstrate this large open plan area. The kitchen area has wall cupboards, base units, working surfaces and a one-and-a-half bowl stainless steel sink. Integrated appliances include an oven, hob, canopy style filter hood, fridge, freezer, washing machine and slimline dishwasher. It has dark oak style vinyl flooring and incorporates a feature pillar. The living/dining space runs from front to rear of the apartment. The dining area adjoins the kitchen and can easily accommodate a large dining table, but could also be utilised as a home office. The living space has a large double glazed window, maximising natural light, with exposed stonework. There is a second feature pillar, storage heaters and a door leading to the covered balcony.



### Balcony

This covered, timber decked balcony provides the apartment with a private outdoor space for sitting/eating and is suitable for tubs, pots and planters.

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### Bedroom

This large double bedroom has glazing with a central door out onto the covered balcony. It has a built-in treble wardrobe, space for further furniture and an electric heater.



### Bathroom

The good-sized bathroom has a white three-piece suite comprising a bath with a shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. It has a wall-mounted toiletries cabinet and an electric towel heater. Around the bath is full-height tiling, with half-height tiling to the remaining walls.



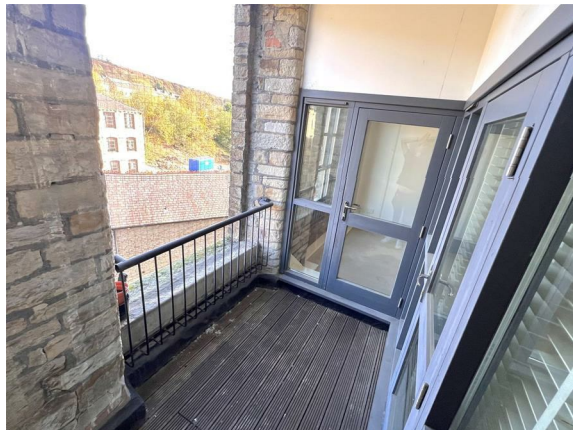
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## Details



### External Details

At the rear of the building are parking spaces, one behind the other.



### Tenure

The vendor informs us that the property is leasehold.

# Stoney Lane, Longwood Huddersfield,

Directions

