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Prospect Road, Longwood Huddersfield,

**Offers in the region of
£300,000**

This spacious four-bedroom house has a very well presented light and bright interior and enjoys a southerly aspect at the front with long distance views towards the Holme Moss and the National Park. It is located in this popular area, with ease of access to local amenities and motorway networks, providing an ideal family home. The accommodation comprises an entrance hall, utility area, downstairs WC and multipurpose study/play room. On the first floor is the large dining kitchen with integrated appliances and French doors and an adjoining living room that creates an open plan feel with French doors out onto the balcony, three bedrooms and the house bathroom. On the top floor is the large master bedroom and en suite bathroom. The property has gas-fired central heating, uPVC double-glazing and a security system. Externally, there is parking on the driveway and a large integral garage. The rear garden is enclosed and has full width composite decking and an adjoining lawn.

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Floorplan



Total floor area: 143.5 sq.m. (1,544 sq.ft.)

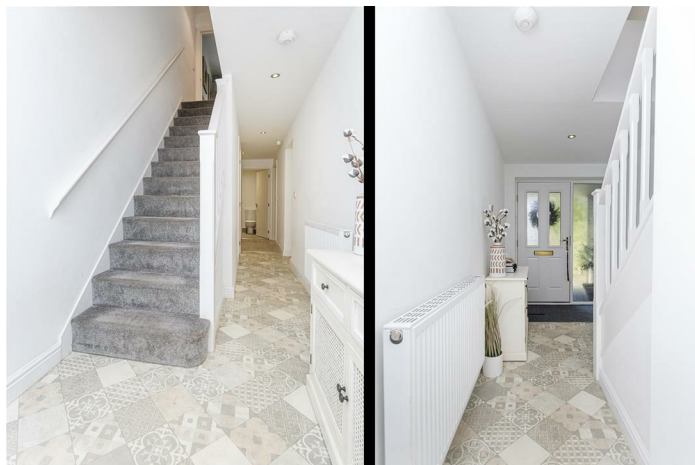
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Entrance Hallway



An external entrance door with decorative glazed panels gives access to the entrance hallway. The spacious hallway is light and bright with neutral decor and has a staircase rising to the first floor accommodation. There is ceiling downlighting, robust matting to the initial portion and decorative vinyl flooring to the remainder. Off the hallway is a useful under stairs storage cupboard and access to the integral garage.

Utility



This room has a worktop with a matching upstand and a shelved storage cupboard beneath. There is plumbing for an automatic washer, space for a condensing dryer and a door leading to the downstairs WC.

Downstairs WC



This room has a tiled floor and a white suite comprising a rectangular hand wash basin with a storage cupboard below and a low-level WC. There is an extractor fan, downlighting and a radiator.

Study/Play Room



This multipurpose room is suitable for a variety of different uses. It would make an ideal play room, home office or hobby/gaming room. It has ceiling downlighting and a radiator.

First Floor

From the hallway, the staircase rises to the first floor accommodation

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Dining Kitchen



Positioned at the rear of the property, this room can easily accommodate a large formal dining table. It has an array of wall cupboards and base units with roll-edge worktops and matching upstands and splashbacks. Integrated appliances comprise a fridge, freezer, dishwasher, microwave, double oven and Zanussi ceramic hob with filter hood above. There is a one-and-a-half bowl stainless steel sink with mixer tap and concealed is the boiler for the central heating system. The room is light and bright with a rear uPVC window and large French doors leading out onto the composite decking. Of particular note is the oak effect engineering laminate flooring. There is illuminated glass shelving, ceiling downlighting and a radiator. The room works particularly well with the adjoining living room and this space has been redesigned from its original layout to create a more open plan sociable space.

Living Room



This reception room is positioned at the front of the property, enjoying a southerly aspect with views towards the Holme Valley and National Park in the distance. It can easily accommodate a large amount of furniture and is presented to a high standard with neutral decor and a continuation of the engineered flooring. There are various wall light points, a radiator and uPVC French doors with matching side screens leading out onto the balcony.

Balcony



The balcony runs the full width of the property and has composite all-weather decking with perimeter walling and a glass balustrade. This pleasant outdoor eating and entertaining area can be a real sun trap and has the added advantage of long distance views.

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Lobby

Off the living room, a door leads to the lobby which has a large opaque window, a radiator and a staircase rising to the second floor accommodation.

Landing



The landing has a uPVC window, a radiator, ceiling downlighting and an airing cupboard housing the cylinder for the hot water system. Access can be gained to three of the four bedrooms.

Bedroom Two



This double bedroom is positioned at the front of the property and enjoys a superb long distance view towards the National Park from its uPVC window. There is plenty of space for furniture and a radiator.

Bedroom Three



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

Bedroom Four



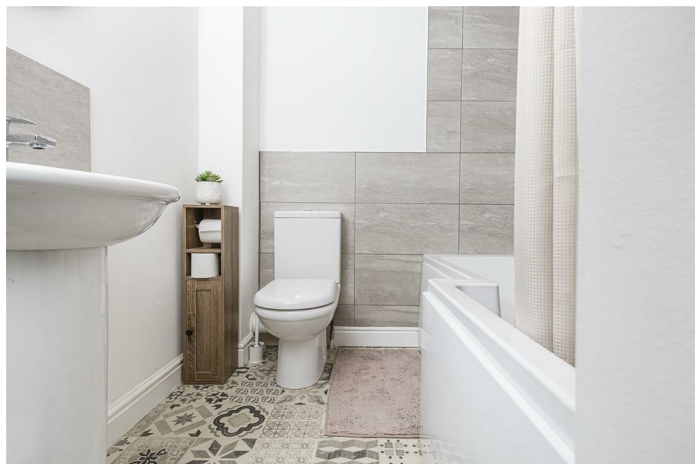
This good-sized single bedroom would also make an ideal dressing room if required. It has plenty of space for furniture, a rear uPVC window and a radiator.

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House Bathroom



The bathroom has a white three-piece suite comprising a P-shaped bath with a waterfall style shower fitting over and a hand-held shower attachment, a pedestal wash hand basin and a low-level WC. Around the bath is full height tiling with appropriate tiling to the rest of the walls. There is downlighting, an extractor fan and an upright chrome ladder style radiator.

Top Floor Accommodation

From the first floor landing, the staircase rises to the top floor.

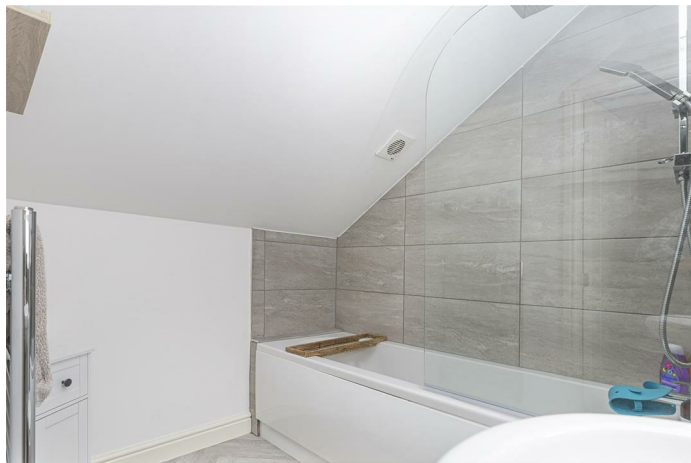
Bedroom One



This very spacious master bedroom certainly has the wow factor. Even with a King-size bed, there is plenty of space for furniture. It has access to the loft area and a Velux

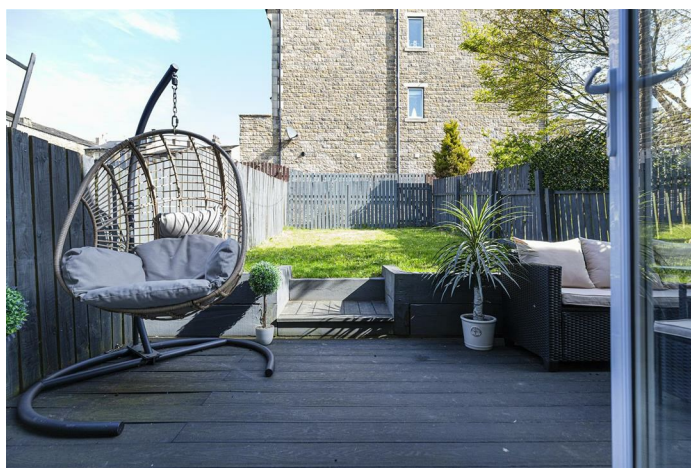
window with black-out blind to the front elevation. The rear portion of the room serves as a dressing area and has a rear Velux window with black-out blind and a radiator. Access can be gained to the en suite bathroom.

En Suite Bathroom



The en suite comprises a panelled bath with a curved shower screen, a waterfall style shower fitting and a hand-held attachment, a pedestal wash hand basin and a low-level WC. Around the bath is full height tiling, with suitable tiling to the rest of the walls. There is ceiling downlighting, an extractor fan and an upright chrome ladder style radiator.

External Details



In front of the property, a tarmac driveway provides parking and the area beneath the balcony provides shelter from the elements, access to the garage and the entrance door to

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the home. The rear garden can be accessed from the dining kitchen. The full width composite decked seating area has outside lighting and water. There are railway style sleepers with a composite deep step up to a lawned garden, which is enclosed by perimeter fencing.

Garage

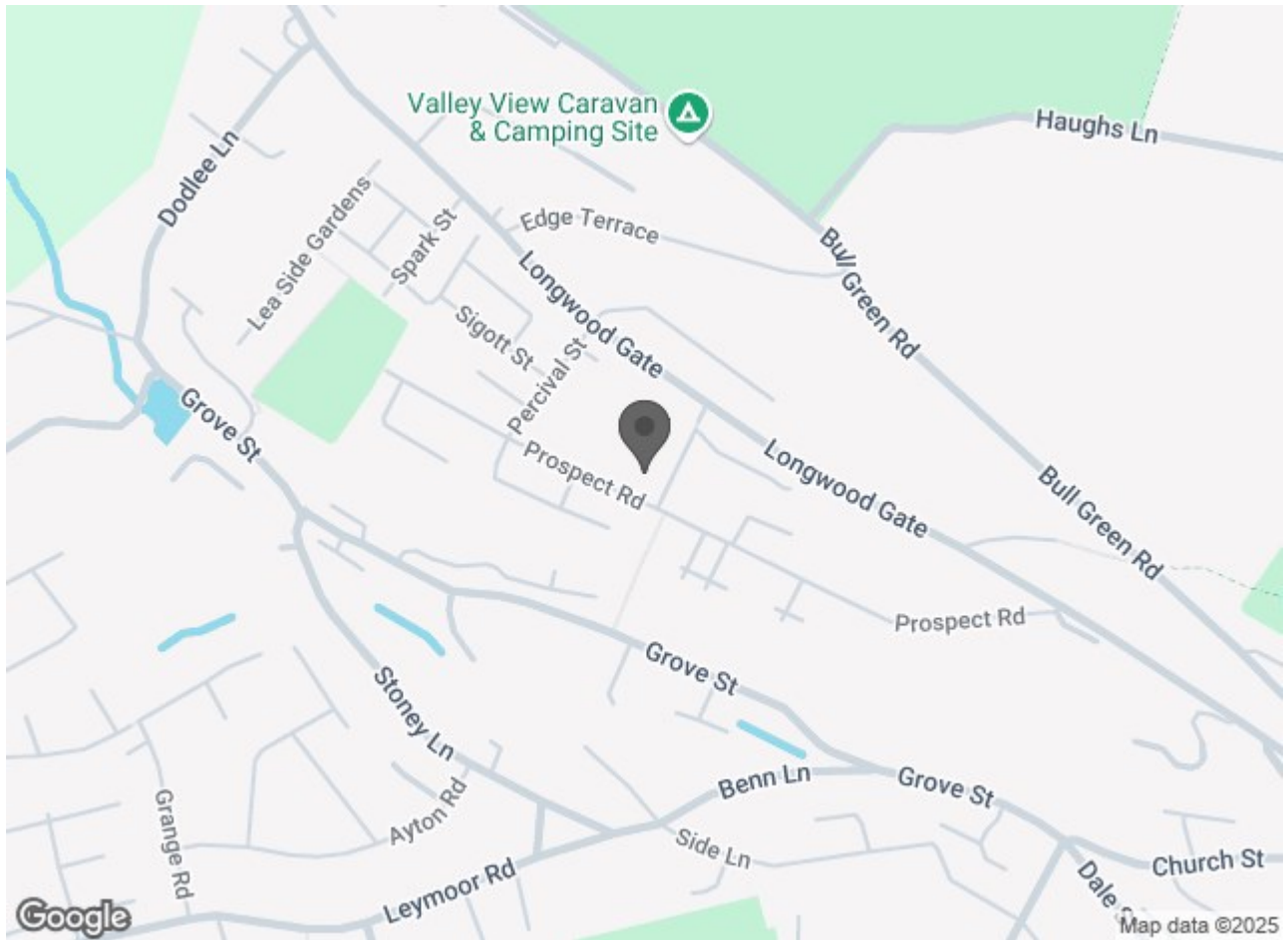
The large garage has an up-and-over door, power, lighting and water. It can also be accessed via the entrance hallway.

Tenure

The vendor informs us that the property is freehold.

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Directions



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2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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