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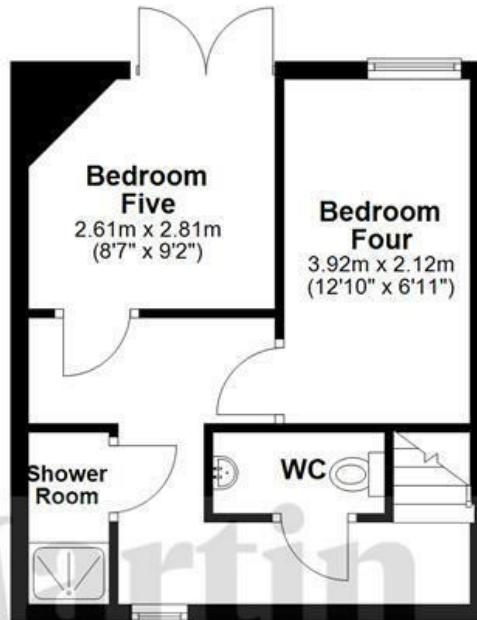
## Wood Street, Longwood Huddersfield,

**Offers over £170,000**

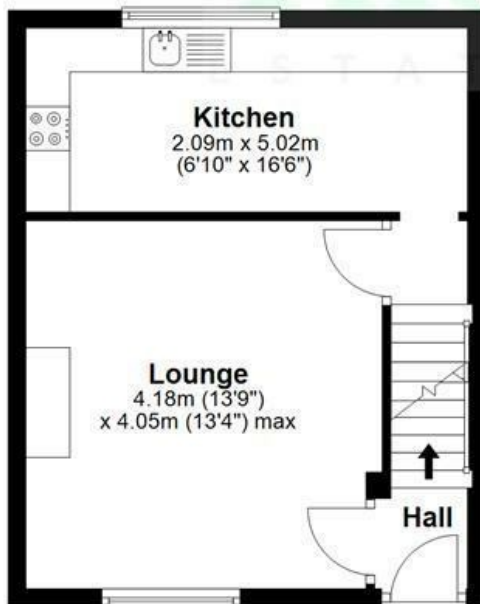
This five-bedroom property is larger than first impressions may imply, with accommodation over three floors. The two lower ground floor bedrooms are flexible and could be utilised as living space. The house is perfectly placed for local amenities. The accommodation comprises an entrance lobby, good-sized living room and breakfast kitchen with integrated appliances. On the first floor are three bedrooms and the bathroom. The lower ground floor has a separate toilet and shower room and two double bedrooms (one with French doors). The property has a gas-fired central heating system and uPVC double glazing. An inspection is advised to appreciate the amount of accommodation on offer and its flexible nature.



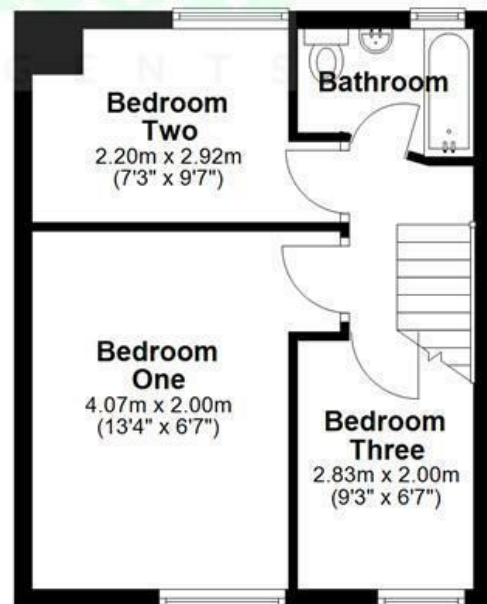
Basement



Ground Floor



First Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.



# Wood Street, Longwood Huddersfield,

## Details



### Entrance Lobby

An external uPVC door with a decorative opaque glazed panel and matching overlight gives access to the entrance lobby. It has a tiled floor, a decorative archway and is the ideal place to store shoes and coats. A staircase rises to the first floor accommodation and a panelled door leads into the living room.

### Living Room

This good-sized, light and bright reception room is positioned at the front of the property. It has plenty of space for furniture, a large uPVC window, oak effect laminate flooring. On a raised hearth is an electric stove. There is also a radiator.



### Breakfast Kitchen

A panelled door leads into the breakfast kitchen, which is positioned at the rear of the property. It has wall cupboards, base units and a stainless steel sink with mixer tap. Integrated appliances comprise an oven and hob with stainless steel splashback and canopy style filter hood and a fridge. There is space for a freestanding fridge freezer and concealed is the boiler for the central heating system. There is a continuation of the laminate flooring in the living room. The room has a breakfast bar, brick style tiled splashbacks, a rear uPVC window and a radiator.



### First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing which gives access to the bathroom and three of the five bedrooms.

# Wood Street, Longwood Huddersfield,

## Details



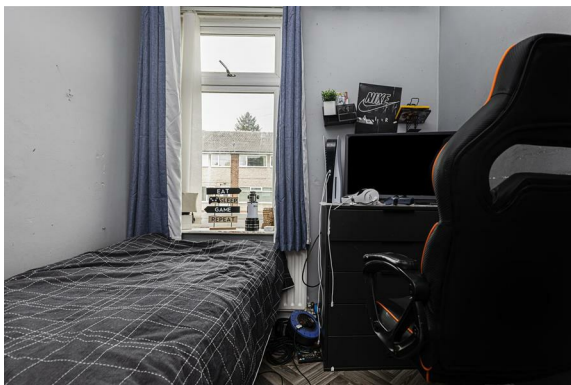
### Bedroom One

This large double bedroom is positioned at the front of the property with a large uPVC window. There is plenty of space for furniture and a radiator.



### Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC window and a radiator.



### Bedroom Three

This single bedroom is positioned at the front of the property and has a uPVC window and a radiator.



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## Details



### Bathroom

The bathroom has a three-piece suite comprising a bath with a shower fitting over. Around the bath is three-quarter height tiling, with half-height tiling behind the pedestal wash hand basin and low-level WC. There is tiling to the floor, an aqua boarded ceiling with downlighting and a wall-mounted upright chrome ladder style radiator. To the rear elevation is an opaque uPVC window.

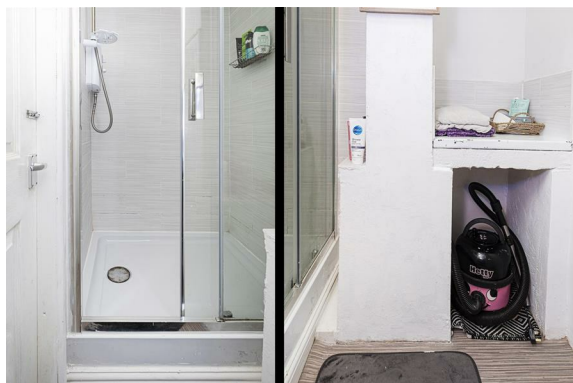


### Lower Ground Floor

Steps lead down to the lower ground floor accommodation where the two further bedrooms can be found. However, buyers may decide to change the layout from two bedrooms to additional living space. At the bottom of the staircase is a radiator and a useful utility style area with plumbing for an automatic washer. There is access to the downstairs WC.

### Downstairs WC and Shower Room

This room has a pedestal wash hand basin with a tiled splashback and a low-level WC. There is floor tiling and a separate shower room with a good-sized shower cubicle with a tiled interior and a Triton independent shower.



### Inner Lobby Area

Two steps lead down to an inner lobby area where there is useful open shelving and a radiator. Access can be gained to bedrooms four and five.

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### Bedroom Four

This double bedroom has plenty of space for furniture and a rear uPVC window overlooking the garden. It has grey vinyl flooring and a radiator.



### Bedroom Five

This room could be used as a bedroom, sitting room or home office, etc. There is room for a double bed and furniture. It has laminate flooring and French doors leading out into the garden. There is also a radiator.



# Wood Street, Longwood Huddersfield,

## Details



### External Details

The front garden has a perimeter wall and a metal gate. It is designed for ease of upkeep and could be made more private by adding fencing on top of the wall if required. The rear garden is enclosed by perimeter fencing and has a lockable side gate. It has been designed for ease of maintenance and is predominantly paved, creating a pleasant eating and entertaining space. Adjoining the paving are two wood barked sections, ideal for tubs, pots and planters. There is coloured slate, a garden store, external water and lighting.



### Tenure

The vendor has informed us that the property is Leasehold and we await further information.



# Wood Street, Longwood Huddersfield,

Directions

