

[martin-thornton.com](http://martin-thornton.com)  
01484 508000



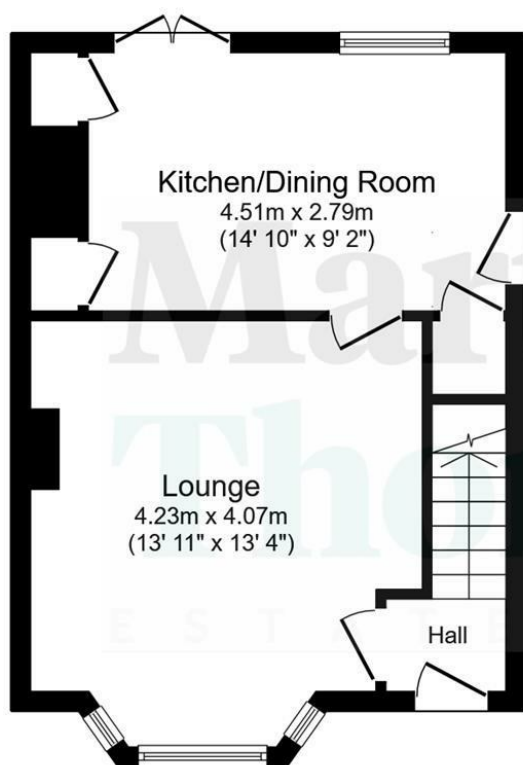
## **Parkwood Road, Longwood Huddersfield,**

**Offers over £220,000**

This is a three-bedroom semi-detached home with a bay window. It has an enclosed rear garden, full width block paved parking and views from the first floor towards the reservoir and golf course in the distance. It is located in this popular and highly accessible area, close to amenities, and would make an ideal commuting base, with access to the M62. The property has a gas-fired central heating system and majority double-glazing. On the ground floor, the accommodation comprises an entrance lobby, living room with bay window and open fire and a rear dining kitchen with French doors. On the first floor are three bedrooms, the two doubles with built-in wardrobes, and a bathroom with a white suite. Externally, there is a block-paved double-width parking area and the enclosed rear garden has seating areas, artificial grass, a wood store and a concrete garden building with power and lighting.

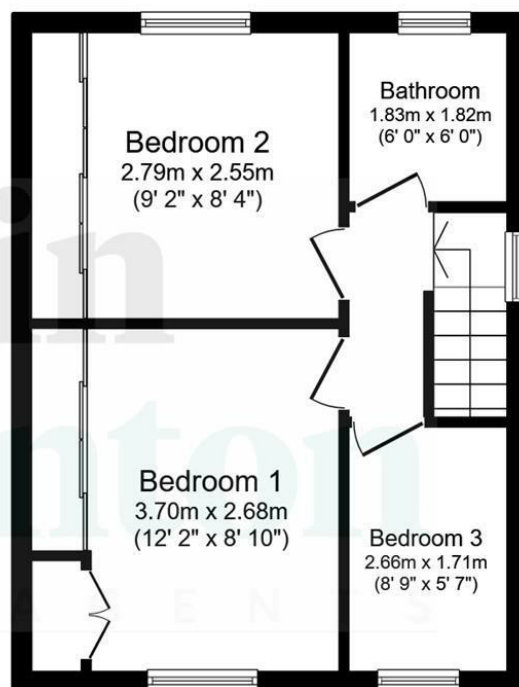
**Parkwood Road, Longwood  
Huddersfield,**

**Floorplan**



**Ground Floor**

Floor area 36.6 sq.m. (394 sq.ft.)



**First Floor**

Floor area 35.3 sq.m. (380 sq.ft.)

**Total floor area: 71.9 sq.m. (774 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)



# Parkwood Road, Longwood Huddersfield,

## Details



### Entrance Lobby

An external uPVC door with decorative opaque glazed panels and overlight incorporating the house number gives access to the entrance lobby. This has a staircase rising to the first floor accommodation and a radiator. A period stripped and glazed door gives access to the living room.

### Living Room



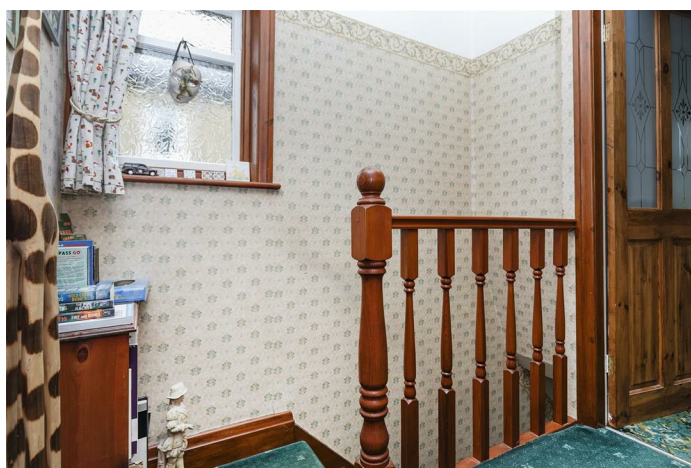
This good-sized reception room is positioned at the front of the property and incorporates a bay window with uPVC glazing. There is a central ceiling rose, cornice and picture rail. The focal point of the room is a fire surround with tiled hearth, home to an open fire. There is plenty of space for furniture and a radiator. A period panelled door leads to the dining kitchen.

### Dining Kitchen



This open plan sociable eating and entertaining space is positioned at the rear of the property. The kitchen area has wall cupboards, base units with working surfaces and a stainless steel sink. There is space for a freestanding cooker with a canopy style filter hood above, along with space for a freestanding fridge and plumbing for an automatic washer. The floor is quarry tiled. The dining area has floor to ceiling storage on either side of the chimney breast, uPVC French doors leading out into the garden. There is a rear window, a side uPVC glazed door, a useful under stairs storage cupboard and a radiator.

### First Floor Landing



From the entrance lobby, the staircase rises to the first floor accommodation. It has spindle balustrading and a single glazed side window.

# Parkwood Road, Longwood Huddersfield,

## Details



### Bedroom One



This double bedroom is positioned at the front of the property and has built-in mirror-fronted wardrobes and additional louvre door wardrobes. The sealed unit double-glazed windows enjoy a pleasant aspect towards the reservoir and golf course. There is plenty of space for further furniture and a radiator.

### Bedroom Two



This double bedroom has a bank of sliding door wardrobes, two of which have a mirror finish, a rear uPVC window and a radiator. The boiler for the central heating system is concealed within this room.

### Bedroom Three



This single bedroom has a built-in storage cupboard over the staircase and a sealed unit double-glazed window to the front elevation, enjoying a similar outlook to that of bedroom one. There is also a radiator.

### Bathroom



The white three-piece suite comprises a bath with curved shower screen and wall-mounted shower fitting over, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and floor, ceiling downlighting and an upright chrome ladder style radiator. To the rear elevation is an opaque uPVC window.



# Parkwood Road, Longwood Huddersfield,

## Details



### External Details



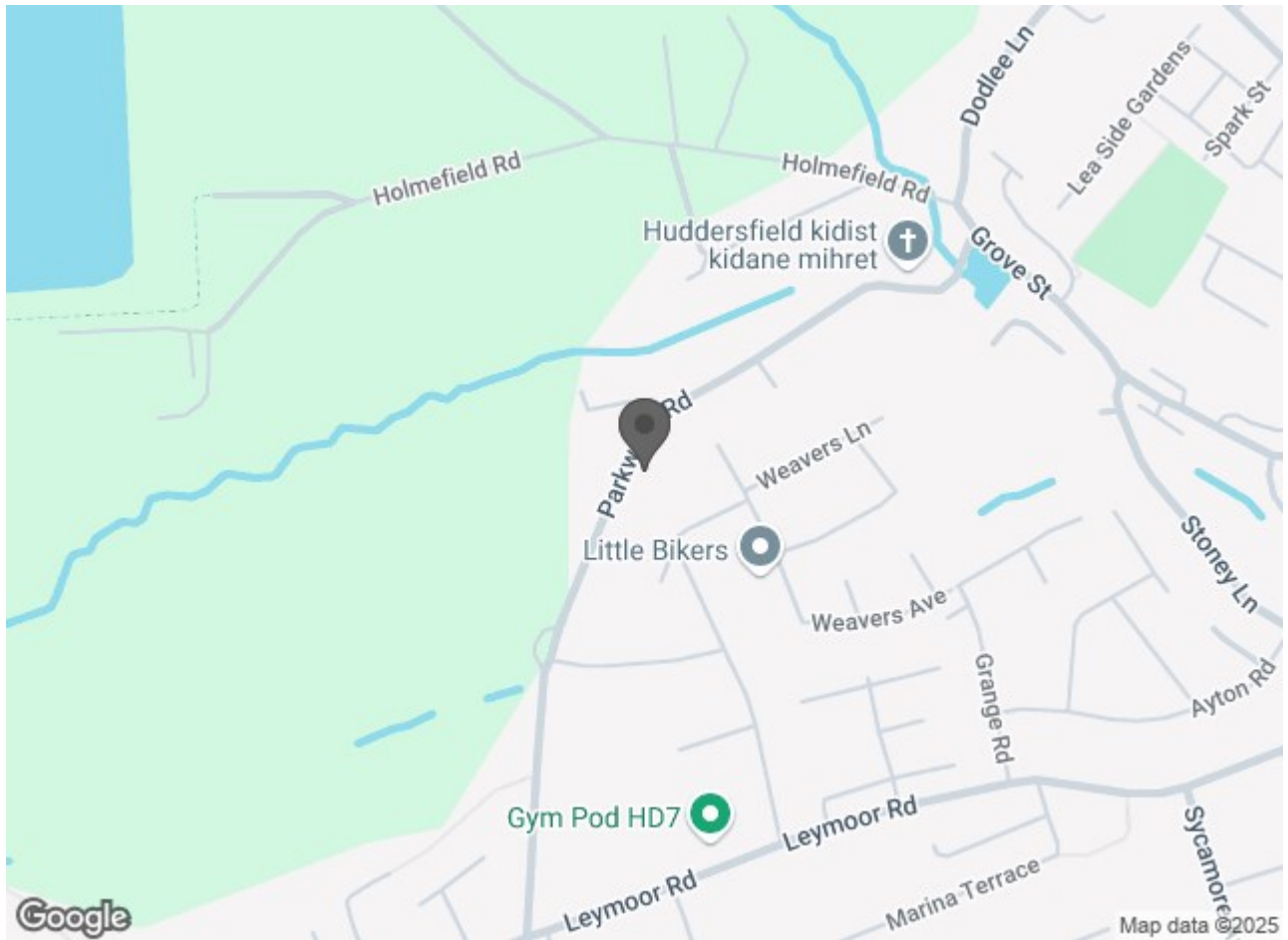
At the front of the property is block-paved side-by-side parking with flowerbeds on either side. On the right-hand side, a metal gate leads to a wide pathway with a coal bunker, space for bins and external lighting. At the rear is a block-paved seating area adjoining the French doors in the dining kitchen, external lighting and water. There is an artificial grassed area with flowerbeds and a pond. The garden store has power, lighting and space for further appliances. Our clients currently house a freezer and a tumble dryer. It has a single glazed window at the front and a side personal door. At the rear of the garden store is a useful wood store and, in the bottom corner, a further block-paved seating area.

### Tenure

The vendors have informed us that the property is Freehold.

# Parkwood Road, Longwood Huddersfield,

Directions



## **Parkwood Road, Longwood Huddersfield,**

### DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**