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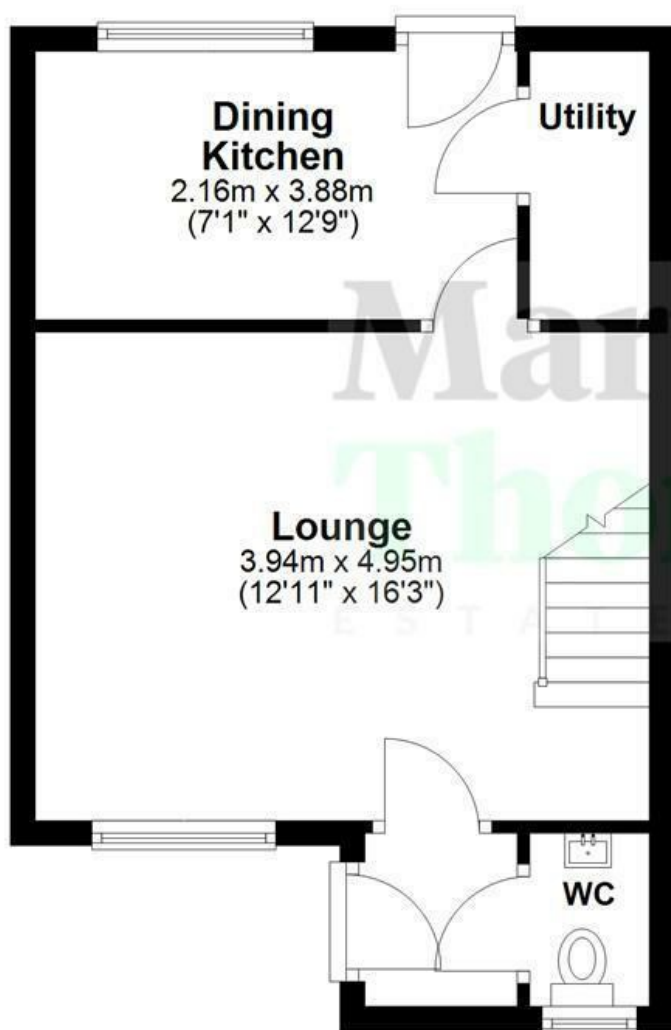
Quarry Court, Longwood Huddersfield,

**Offers in the region of
£220,000**

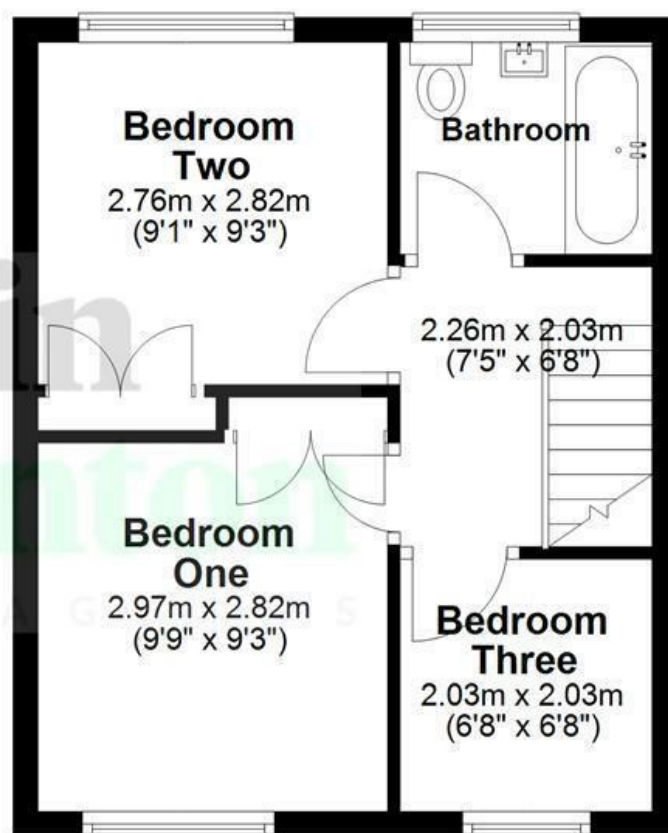
This well-presented three-bedroom semi-detached home enjoys a cul-de-sac position and is one of just two properties set back off a no-through-road. It offers ideal family accommodation and is perfectly placed for local amenities, schooling and access to the M62 motorway. On the ground floor, the accommodation comprises an entrance lobby, downstairs WC, good-sized living room, rear dining kitchen with integrated appliances and adjoining utility. On the first floor are three bedrooms (two doubles with built-in wardrobes) and a stylish bathroom. The property has a gas-fired central heating system, uPVC double glazing and a security system. Externally, there is a shared driveway and there is parking for two cars. The rear garden has a lawn, timber decking and a wood bark children's play area, with lovely views towards Holme Moss and the National Park and a shared drive.



Ground Floor



First Floor



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

Quarry Court, Longwood Huddersfield,

Details



Entrance Lobby

An external uPVC door with opaque vertical panels gives access to the entrance lobby, which is an ideal place to store shoes and coats. It has grey vinyl flooring, a radiator and access to the downstairs WC.

Downstairs WC

This has a white two-piece suite comprising a rectangular hand basin with a tiled splashback and storage cupboard below and a low-level WC. It has a high-level opaque uPVC window, an extractor fan and a radiator.



Living Room

This good-sized principal reception room is positioned at the front of the property. It has a uPVC window, neutral decor, grey carpeting and a wall light point. There is a radiator and an open staircase rises to the first floor accommodation. A door leads into the dining kitchen.



Quarry Court, Longwood Huddersfield,

Details



Dining Kitchen

This room is positioned at the rear of the property and has wall cupboards and base units with working surfaces and a stainless steel sink with a mixer tap. Integrated appliances comprise a four-ring gas hob, canopy style filter hood, electric fan oven, slimline dishwasher and fridge. The room can accommodate a dining/bistro table. It has ceiling downlighting, a rear uPVC window overlooking the garden and a radiator. There is a door which leads to the rear garden.



Utility

This room has a worktop, beneath which is plumbing for an automatic washer, and houses the Worcester boiler for the central heating system. Our clients also have a freestanding freezer here.

First Floor Landing

From the living room, a staircase rises to the first floor landing.



Quarry Court, Longwood Huddersfield,

Details



Bedroom One

This well-appointed double bedroom is positioned at the front of the property with a broad uPVC window maximising natural lighting. It has a large built-in wardrobe with a hanging rail, a high-level shelf and space for drawers. The room can accommodate further furniture, has provision for a wall-mounted TV and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property with a uPVC window. It has a large built-in wardrobe with a hanging rail, space for further furniture and a radiator.



Bedroom Three

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



Quarry Court, Longwood Huddersfield,

Details



House Bathroom

The bathroom has been updated in more recent times. The bath has a glazed shower screen, an overhead waterfall style shower fitting and a hand-held shower attachment. There is a wide rectangular hand basin with shelving beneath and a low-level WC with a concealed cistern. The room has stylish wall and floor tiling, an aqua boarded ceiling incorporating downlighting and an extractor. It has an electric shaver point, a wall-mounted ladder style radiator and an opaque rear uPVC window.



External Details

The property stands at the head of a cul-de-sac and has an area of coloured slate to the front, perfect for tubs, pots and planters. There is external lighting. The pleasant rear garden has quarry style walling, planted flowerbeds and shrubs. From the stone pathway at the side, two steps lead up to a lawned garden with gravelled beds, a wood bark children's play area and a timber decked seating areas enjoying long distance views over rooftops towards Holme Moss. There is also a large shed, which offer's plentiful storage space.



Tenure

The vendor informs us that the property is freehold.

Quarry Court, Longwood Huddersfield,

Directions

