

martin-thornton.com
01484 508000



Longwood Gate, Longwood Huddersfield, Yorkshire

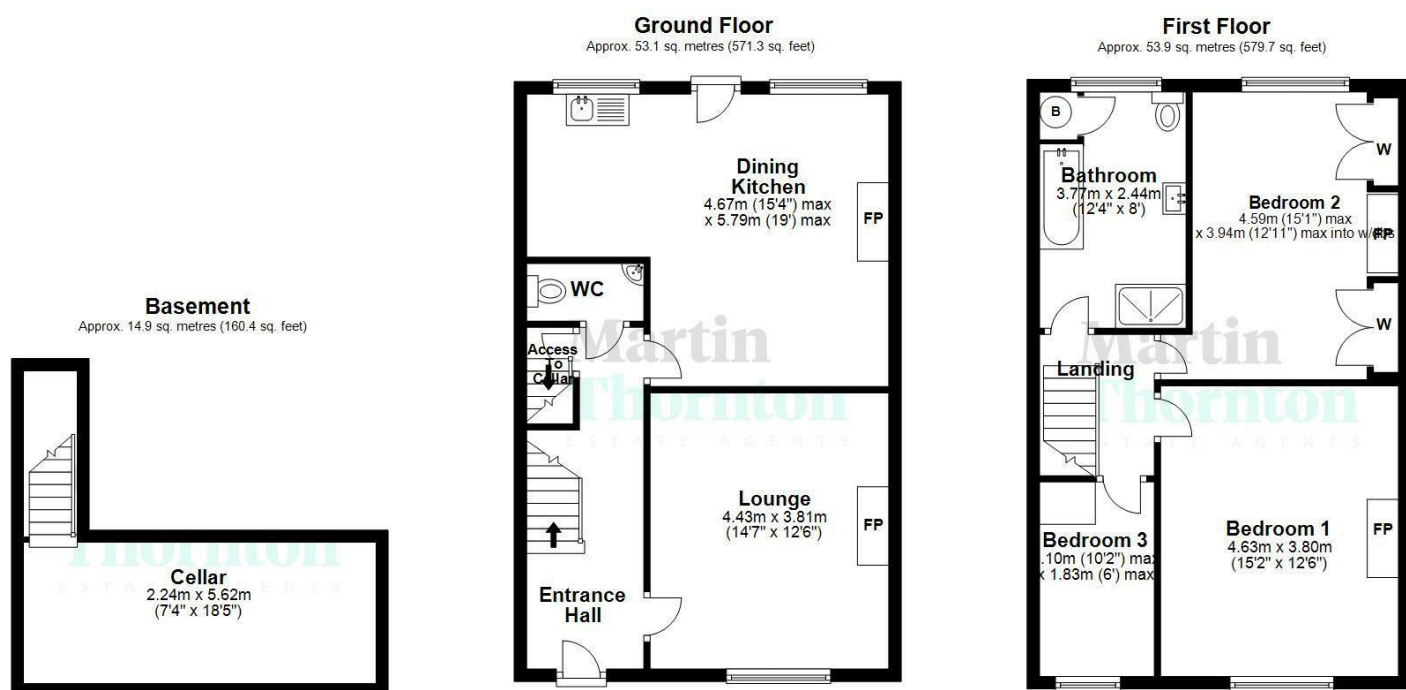
£1,150 Per month

Only by internal inspection can one appreciate the deceptive nature of this period built, stone, through terraced house. The property is set to one of Huddersfield's most popular postcodes, provides access to Lindley village with its various bars and restaurants and is only a short ride from the M62 motorway network serving both Leeds and Manchester city centres. Internally, the property offers a blend of original character and modern refinement with coving, ceiling roses, skirting boards, uPVC double glazing and a gas central heating system. The accommodation briefly comprises entrance hall, lounge, open plan dining kitchen, cloakroom WC and basement with useful keep cellars. To the first floor, there are three good sized bedrooms and a modern, generous sized house bathroom. Externally, there is a low maintenance, private, flagged and fenced garden area with a southerly aspect. To the rear, there is a walled, terraced, lawned garden with outside tap, and allocated parking for three vehicles.

"Please note that since photography has taken place, there has been a tenant living in the property"

Longwood Gate, Longwood Huddersfield, Yorkshire

Floorplan



Total area: approx. 121.8 sq. metres (1311.3 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.
Plan produced using PlanUp.

Longwood Gate, Longwood Huddersfield, Yorkshire

Details



Ground Floor

Entrance Hall

A composite style door, with leaded double glazed inserts, opens to the hallway where there is coving to the ceiling, a ceiling rose, ceiling light point, radiator, dado rail and hanging hooks. A balustrade spindle staircase rises to the first floor.

Cloackroom WC

Having a modern white suite comprising low flush WC and a vanity hand basin with twin taps over. The walls are tiled to dado height and there is a contrasting tiled floor. There is coving to the ceiling, inset downlights and an extractor fan.

Lounge

This principal reception room is set to the front of the property and has a large, arched, uPVC double glazed window providing light from the front elevation. There is coving to the ceiling, a picture rail, a ceiling light point and a radiator. The focal point of the room is a gas stove set to a stone hearth.

L-Shaped Dining Kitchen

This lovely room has lots of light from the rear elevation by several uPVC double glazed windows and a uPVC double glazed door. The room enjoys coving to the ceiling, a picture rail and a radiator. An exposed stone fire surround is home to a gas stove set to a stone hearth. Tiled flooring takes us from the dining area into the kitchen, where there are a range of modern base cupboards, drawers and roll-edged worktops with tiled splashbacks and matching wall cupboards over. There are integrated appliances, including split level hob and double oven with overhead extractor hood. There is plumbing for an automatic washing machine and dishwasher, an inset stainless steel sink unit with mixer tap and there are inset downlights to ceiling.

Keep Cellar

From the entrance hall, a stone staircase takes us down to the keep cellar which enjoys a stone flagged floor and has power, light points and the original stone table.

First Floor

Firs Floor Landing

From the entrance hall, a balustrade and spindle staircase rises to the first floor landing where there is a ceiling light point, a picture rail, a dado rail and access to loft space.

Bedroom One

This double bedroom is set to the front of the property and has a pleasant outlook from the front elevation towards the Colne Valley via a uPVC double glazed window. The bedroom has coving to the ceiling, a picture rail, a ceiling light point and a radiator.

Bedroom Two

This double bedroom is set to the rear of the property and has built-in wardrobes with hanging rails and shelving options to both alcoves. One of the wardrobes has a built-in desk inside for 'working from home', which is hidden when the doors are closed. There is coving to the ceiling, a picture rail, a ceiling light point and a radiator. A uPVC double glazed window provides additional light from the rear elevation.

Bedroom Three

This single bedroom has, in the past, been used as a 'work from home' study and is currently utilised as a child's nursery. There is a built-in storage cupboard over the bulkhead, coving to the ceiling, a picture rail, a ceiling light point and a radiator. A uPVC double glazed window provides light and views from the front elevation.

House Bathroom

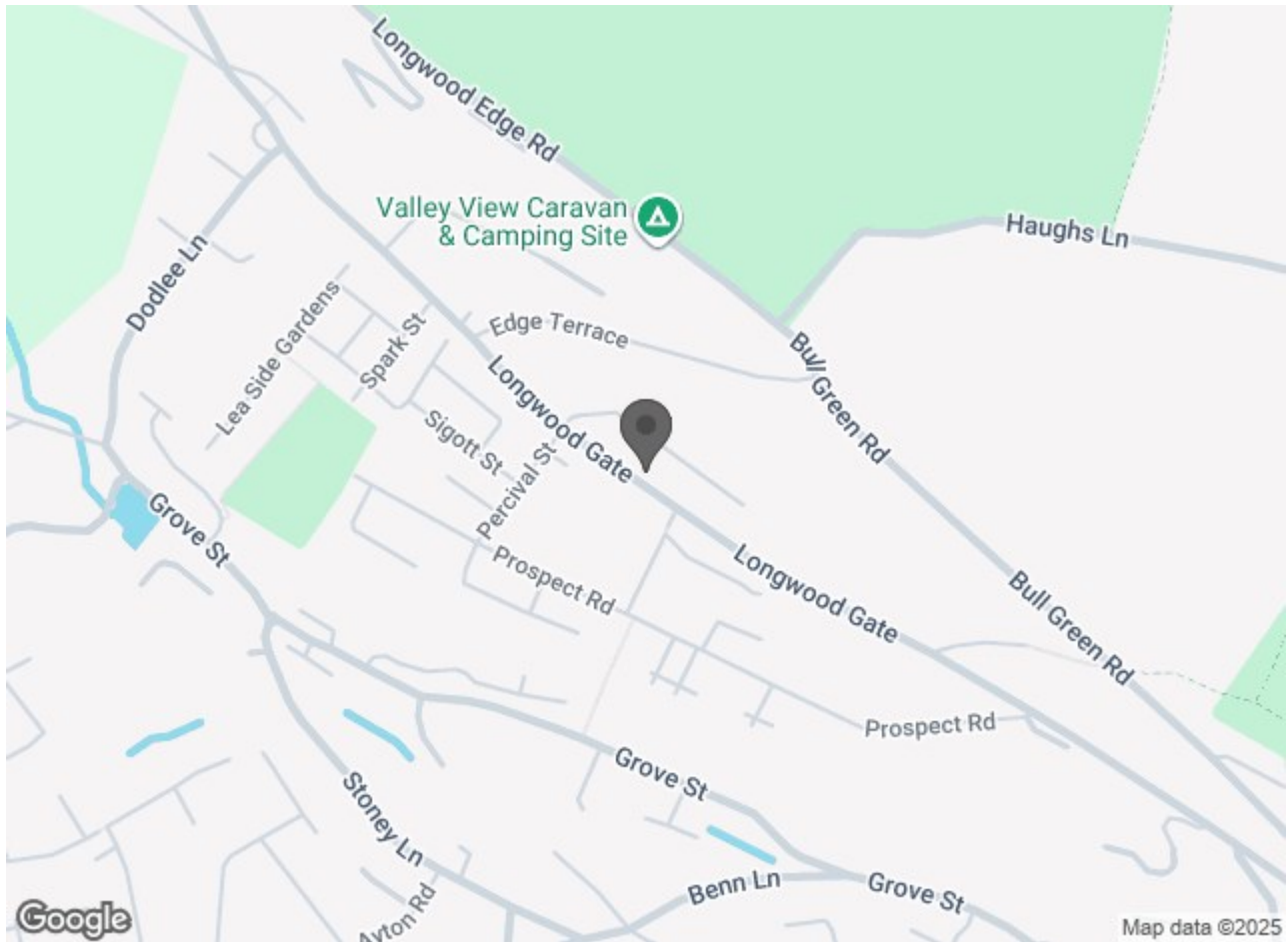
Having a modern, white suite comprising low flush WC and a pedestal hand basin with twin chrome taps over. There is a panelled bath with matching twin chrome taps. There is a double shower cubicle with sliding door, home to a Triton electric shower unit. The walls are part tiled to dado height and there is a contrasting tiled floor. There is coving and inset downlights to the ceiling. A storage cupboard is home to the BAXI central heating boiler and a uPVC double glazed window provides additional light from the rear elevation.

External

To the front of the property, there is a fenced, enclosed, flagged patio area with southerly aspect. To the rear, there is a terraced, lawned garden with fenced and mature shrubbery borders and an outside tap. At the rear, there is allocated parking for three vehicles.

Longwood Gate, Longwood Huddersfield, Yorkshire

Directions



Longwood Gate, Longwood Huddersfield, Yorkshire

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.