

martin-thornton.com
01484 508000



Royles Head Lane, Longwood Huddersfield,

**Offers in the region of
£325,000**

**** UNEXPECTEDLY RE-OFFERED ****

Set in a truly idyllic location sits this three-bedroom semi-detached, forever home. Nestled between far reaching views of open countryside to one side and several listed and historically important buildings to the other. Newly refurbished to the highest standard, this home offers generous sized rooms and a flexible layout – a viewing is recommended. The property is positioned on the edge of the village in a hamlet style setting yet offers the convenience of the local amenities in the nearby Salendine Nook shopping centre and would be a perfect commuting base with access to the M62. The accommodation comprises an entrance hallway, downstairs WC, breakfast kitchen with adjoining dining room, small utility, rear sitting room with patio doors and a large ground floor bedroom, which could be utilised as an additional living room. On the first floor are two large bedrooms and a spacious bathroom. The property has a gas-fired central heating system and uPVC double-glazing (apart from the garage windows). Externally, there are mature gardens at the front, parking on the block-paved driveway and a good-sized attached garage. The rear garden enjoys a

martin-thornton.com
01484 508000



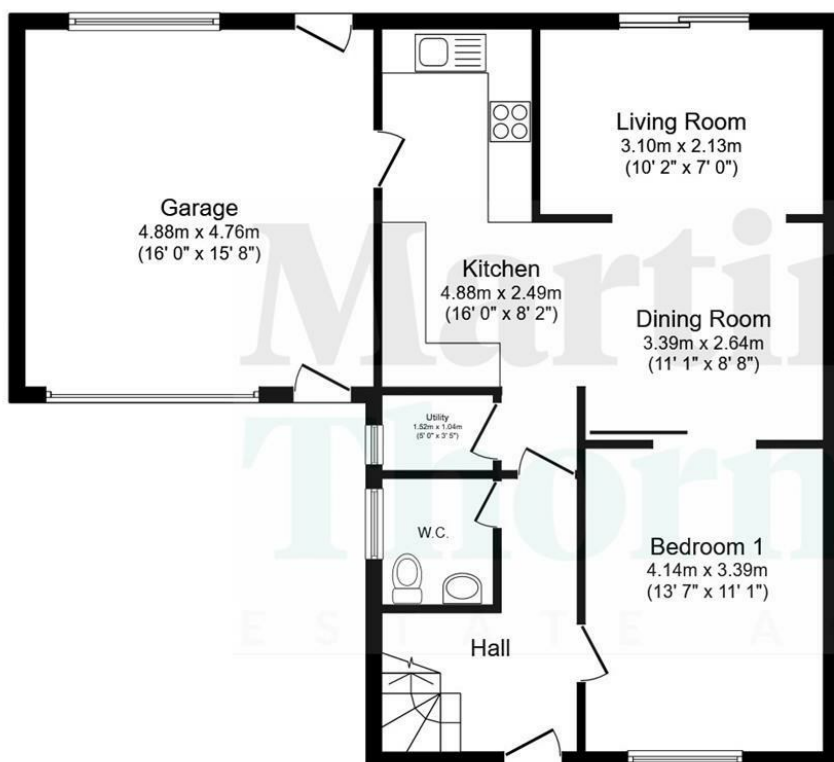
**Royles Head Lane, Longwood
Huddersfield,**

**Offers in the region of
£325,000**

southerly aspect, with a large patio, green house, large lawn and a vegetable garden. The property has the advantage of no chain involvement.

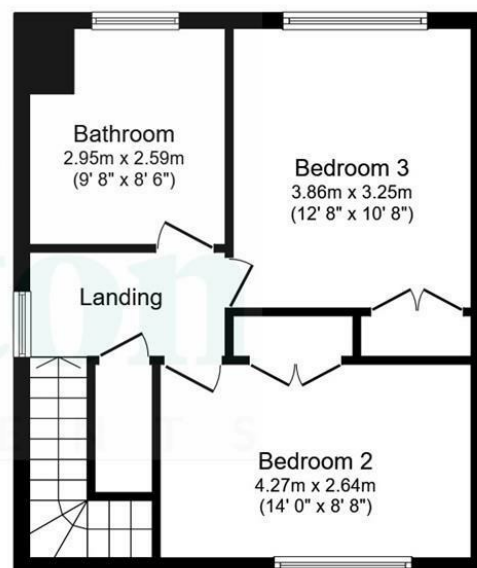
Royles Head Lane, Longwood Huddersfield,

Floorplan



Ground Floor

Floor area 83.0 sq.m. (893 sq.ft.)



First Floor

Floor area 43.4 sq.m. (467 sq.ft.)

Total floor area: 126.4 sq.m. (1,361 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

Royles Head Lane, Longwood Huddersfield,

Details



Entrance Hallway

An external uPVC door with a decorative opaque glazed panel gives access into the entrance hallway. It has a spindle staircase rising to the first-floor accommodation, beneath which is useful storage cupboard housing the boiler for the central heating system. There is a uPVC side window and a radiator. A timber and glazed door leads into the kitchen and a door leads to the downstairs WC.



Downstairs WC

This room has a white two-piece suite comprising an oval hand basin set to a display plinth with a storage cupboard and a low-level WC. The room also features herringbone tiling, and illuminated mirror, towel rail and golden detailing.



Royles Head Lane, Longwood Huddersfield,

Details



Breakfast Kitchen

This open plan room works particularly well combining kitchen, dining and living whilst also flowing out to the patio and back garden. Ideal for everything from a lazy Sunday to entertaining guests. Of particular note is the oak flooring which continues throughout the open plan area. The kitchen has been recently updated and comprises wall cupboards and base unit, under unit lighting and worktops extending to create a breakfast bar. Integrated appliances include a dishwasher, induction hob, double fan electric oven and canopy style filter hood. There is space for a freestanding fridge and a ceramic one-and-a-half bowl sink. A uPVC window enjoys a pleasant outlook over the garden and chapel to the rear. There are feature tiled surrounds, an upright designer radiator and a uPVC glazed door leading into the attached garage.



Dining Room

The adjoining dining room has a radiator, a continuation of the oak flooring and can easily accommodate a formal dining table. A wide archway leads through to the living room.



Royles Head Lane, Longwood Huddersfield,

Details



Living Room

This reception room is positioned at the rear of the property and enjoys a southerly aspect. It has sliding tilt-and-turn uPVC doors leading out into the garden. There is provision for a wall-mounted TV, wall lights and a radiator.



Bedroom One

This large ground floor double bedroom offers flexible accommodation and could easily be used as an additional sitting room. It has a wide uPVC bay window overlooking the front garden, plenty of space for furniture and a radiator. Sliding timber and glazed doors lead through into the dining room.



Royles Head Lane, Longwood Huddersfield,

Details



Utility

This room has a glazed entrance door, a useful worktop, electric radiator and plumbing for a washing machine. There is oak flooring and a uPVC window.



First Floor Landing

From the hallway, a staircase rises to the first-floor landing, where there is a side uPVC window enjoying a pleasant outlook towards the former mill. There is a good-sized storage cupboard.

Bedroom Two

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



Royles Head Lane, Longwood Huddersfield,

Details



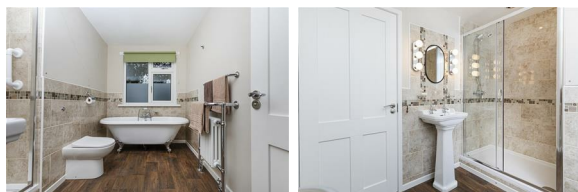
Bedroom Three

This large double bedroom is positioned at the front of the property and has a large built-in wardrobe with a hanging rail and shelving above. The uPVC window enjoys a pleasant open aspect with views towards Bunny Wood and the golf course. There is plenty of space for furniture and a radiator.



House Bathroom

The large bathroom has recently been redesigned and upgraded and has a four-piece suite. A freestanding roll-top bath has claw and ball feet and a hand-held shower attachment from a mixer tap. A double shower cubicle has a sliding entrance door, a wall-mounted shower fitting and a tiled interior. There is a pedestal wash hand basin and a low-level WC with a concealed cistern. The room has appropriate tiled surrounds, a rear uPVC window, a radiator incorporating a towel rail and oak style vinyl flooring.



Royles Head Lane, Longwood Huddersfield,

Details



External Details

In front of the property is a block paved driveway providing parking and access to the attached garage. On the left-hand side, there is a mature flowerbed and borders with sunflowers and shrubs. On the other side is a levelled lawned garden with mature flowerbeds. The rear garden benefits from a large lawn, perimeter fencing and has a full-width paved seating/dining area, which can be accessed from the patio doors or the external doors from the garage. A pathway leads by the lawn to steps at the back of the property – a shortcut to the village. To the side of the pathway is a vegetable patch and greenhouse. Through the greenhouse is a further seating area surrounded by wisteria and enjoying the best views of Parkwood Mill, the former Methodist chapel and right across Longwood, it's the perfect location for a tea break.



Garage

The large garage has an up-and-over door, rear and side single-glazed windows and a timber and glazed personal door to the front elevation. There is a radiator, a door through into the kitchen and a door out into the garden.

Tenure

The vendor informs us that the property is freehold.

Royles Head Lane, Longwood Huddersfield,

Directions

