

martin-thornton.com
01484 508000



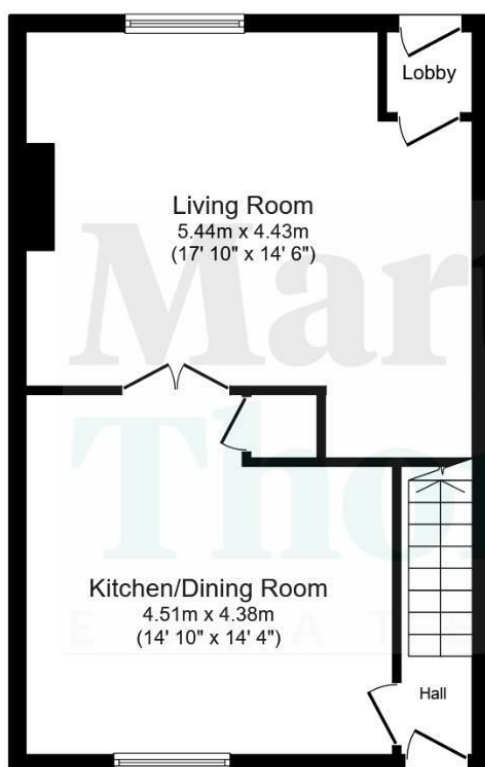
Church Street, Longwood Huddersfield, Yorkshire

**Offers in the region of
£220,000**

This three double-bedroom semi-detached home is located in the popular residential area of Longwood. It may prove suitable for a first time buyer, or professional couple looking to access the nearby M62 motorway network serving Leeds and Manchester, along with amenities in nearby villages. The accommodation comprises an entrance hall, living room and dining kitchen. On the first floor, there are three double bedrooms and a stylish house bathroom. The property benefits from a gas-fired central heating system, uPVC double-glazing and a security system. Externally, at the front of the property, there is a flagged patio area and hardstanding, perfect for off-road parking. At the rear, there is a flagged enclosed garden, perfect for outdoor entertaining.

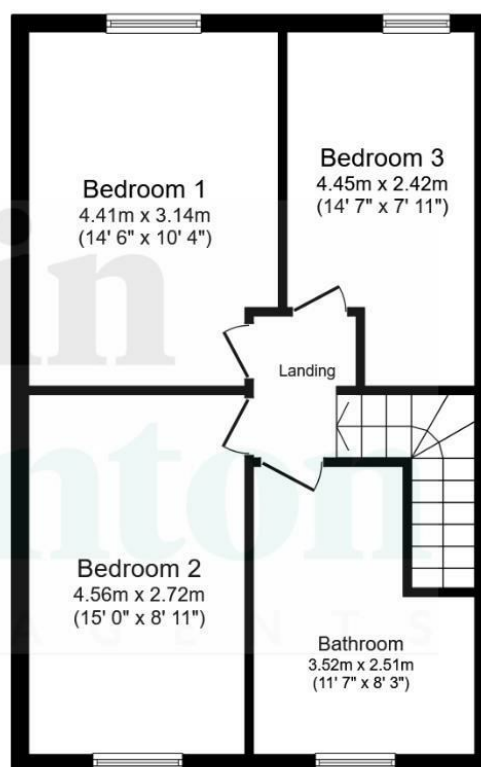
**Church Street, Longwood
Huddersfield, Yorkshire**

Floorplan



Ground Floor

Floor area 50.8 sq.m. (547 sq.ft.)



First Floor

Floor area 50.8 sq.m. (547 sq.ft.)

Total floor area: 101.7 sq.m. (1,094 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

Church Street, Longwood Huddersfield, Yorkshire

Details



Entrance Hall

A uPVC door with a double-glazed insert opens to the entrance hall, where there is a Vertias alarm system. There are hanging hooks for coats, a ceiling light point and a radiator. A timber door leads into the living room.

Living Room



This reception room is positioned at the front of the property and has a pleasant outlook via two uPVC double-glazed windows. There are exposed beams to the ceiling, a brick chimney breast, a radiator and a ceiling light point. A set of timber and bevelled glazed doors open to the spacious dining kitchen.

Dining Kitchen



The kitchen has a range of modern wall cupboards, base units, drawers, granite worktops with matching upstands

and a one-and-a-half bowl stainless steel sink unit.

Integrated appliances include an oven, a four ring gas hob with a canopy style filter hood over, fridge freezer, washer dryer and a dishwasher. This room is home to the Alpha central heating boiler. There is tiling to the floor, along with spotlights to the ceiling, exposed beams, space for a table and a radiator. A useful under stairs storage cupboard houses the security system and electric fuse box. A uPVC window overlooks the rear elevation.

Rear Entrance

The rear entrance has a uPVC door with a double-glazed insert, a ceiling light point, exposed beams and a staircase leading to the first floor landing. Access can be gained to the rear garden.

First Floor Landing

From the rear entrance, a staircase gives access to the first floor landing, which has access to loft space and a ceiling light point. Access can be gained to the following rooms:

Bedroom One



This double bedroom is positioned at the front of the property and has two uPVC double-glazed windows. There is a ceiling light point, a radiator and plenty of room for furniture.

Church Street, Longwood Huddersfield, Yorkshire

Details



Bedroom Two



This double bedroom is positioned at the front of the property and has a uPVC double-glazed window. There is a ceiling light point and a radiator.

Bedroom Three



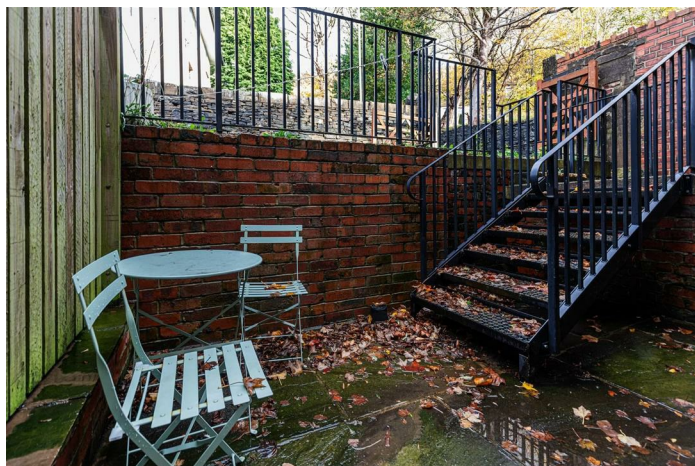
This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window providing a pleasant outlook. There is a ceiling light point and a radiator.

House Bathroom



The white suite comprises a tiled shower, home to a waterfall style shower fitting, a wall-hung trough style wash hand basin and a low-level WC. There is ceiling downlighting, tiling to the floor, appropriate tiling to the walls, an extractor fan and a chrome ladder style heated towel rail. A uPVC double-glazed window overlooks the rear elevation.

External Details



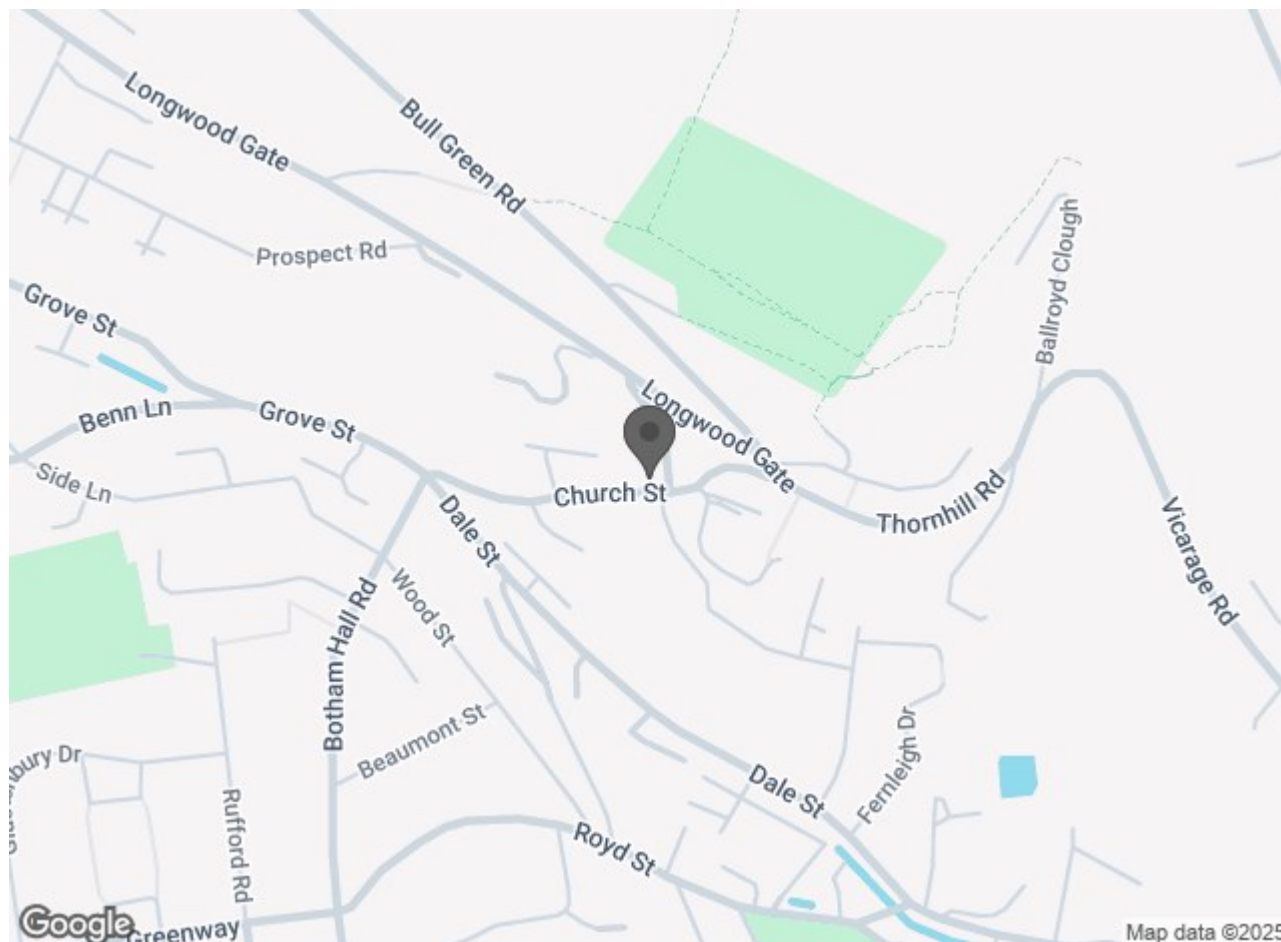
At the rear of the property, there is a flagged patio with an outside wall light point, perfect for outdoor entertaining, and wrought iron steps with railings. At the front of the property, there is a flagged patio area with an outside wall light point, stone steps leading up to the front door and off road parking.

Tenure

The vendor informs us that the property is Freehold

Church Street, Longwood Huddersfield, Yorkshire

Directions



Church Street, 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.