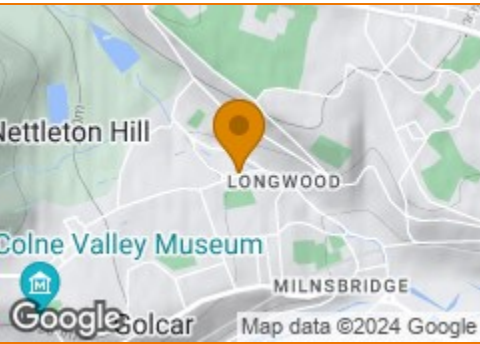


BOULTONS

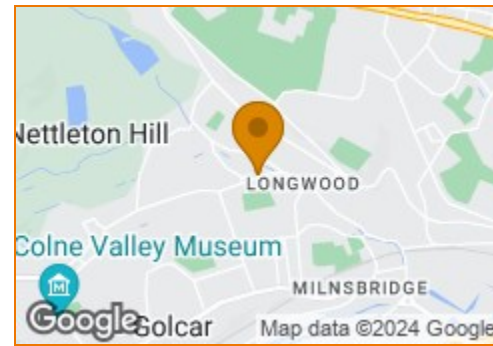
Terrain Map



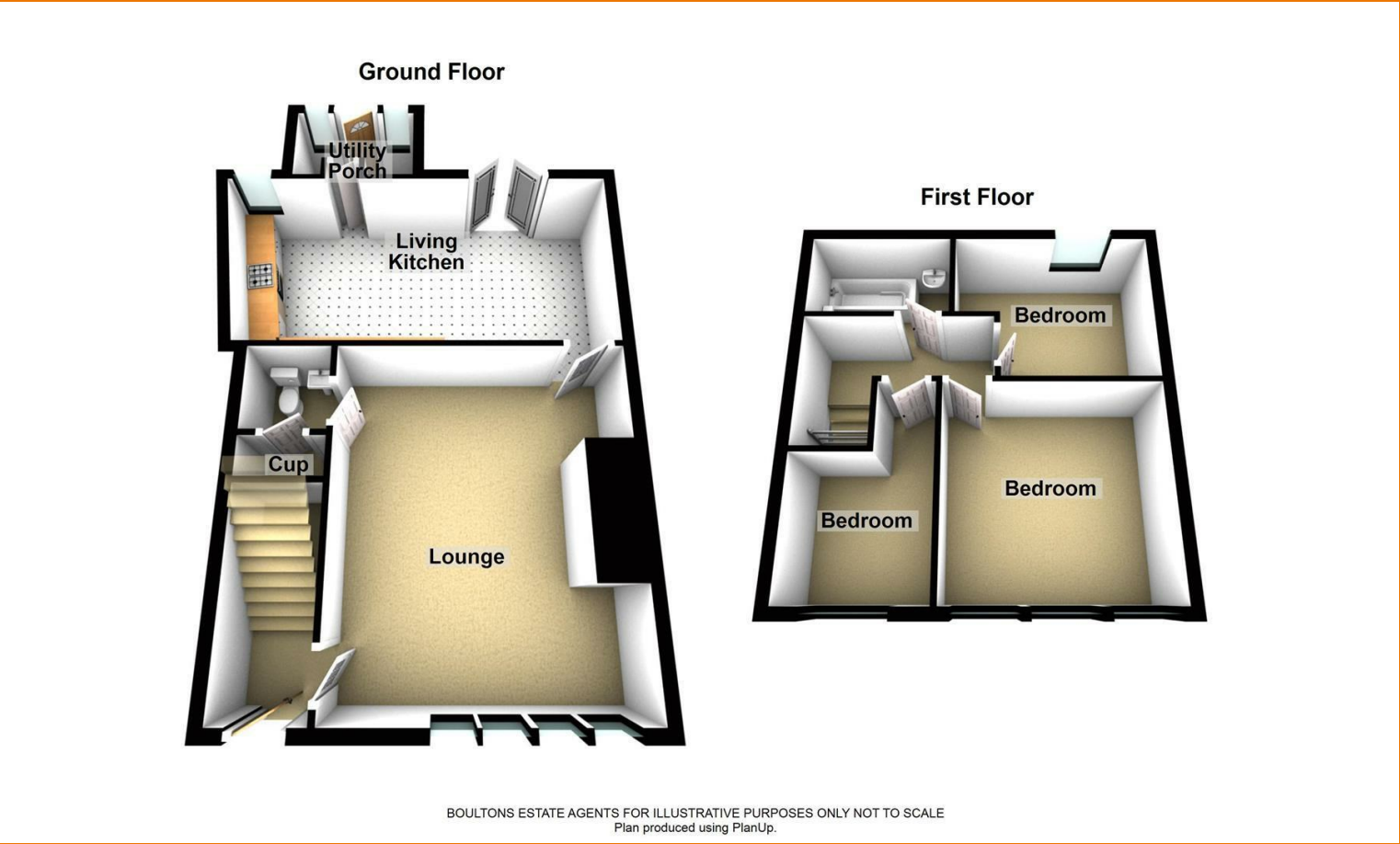
Hybrid Map



Terrain Map



Floor Plan



Benn Lane
Longwood, Huddersfield, HD3 4RT

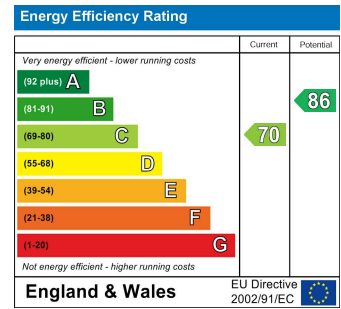
Offers Around £199,999



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



CHARTERED SURVEYORS



AUCTIONEERS



ESTATE AGENTS



VALUERS



LETTING AND MANAGEMENT SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

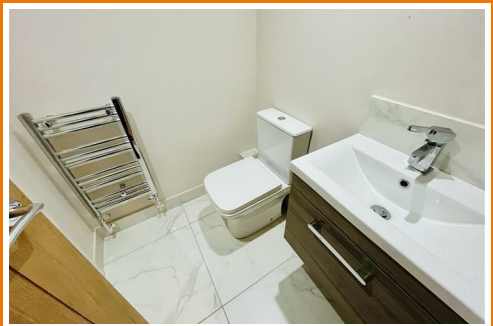
Registered in England no: 3604647 • Regulated by RICS



Benn Lane

Longwood, Huddersfield, HD3 4RT

Offers Around £199,999



**** SHOW HOUSE QUALITY ** "TURN KEY" HOME ** NEWLY UPGRADED ** ENCLOSED REAR GARDEN ** SOUGHT AFTER LOCATION ** GREAT FOR YOUNG PROFESSIONALS & GROWING FAMILIES ** NO ONWARD CHAIN ****

A WONDERFUL BLEND of the CONTEMPORARY & STYLISH plus CHARMING ORIGINAL FEATURES are to found upon inspection of this 3 BEDROOM, GRADE 2 LISTED COTTAGE retaining exposed beams and stone mullions, a traditional feature fireplace and a wonderful & NEWLY FITTED DINING/LIVING KITCHEN with patio doors leading out to the rear garden. Spacious accommodation across two floors and briefly comprising: A most generous living kitchen, comfortable lounge, w.c/cloak room, utility, three bedrooms and a stylish house bathroom. The property is well located just a short distance from Golcar and within easy reach Huddersfield town centre, Salendine Nook, Marsh and Lindley. An ideal location for commuters requiring access to the surrounding cities such as Leeds and Manchester via road or rail.

The focal point for the room is a traditional decorative feature fireplace with stone hearth and natural timber surround.

UTILITY PORCH
2'9" x 6'11"

Being part wall and part uPVC double glazed in construction with plumbing for a washing machine, extraction vent and a door giving access to the rear of the property and garden.

FIRST FLOOR

BEDROOM ONE
12'4" max x 10'7" max

Traditional timber framed double glazed windows to the front elevation, central heating radiator and, in keeping with the remainder of the property, this room is newly decorated in a crisp, neutral colour scheme with recently fitted carpets. There are a number of electric sockets.

BEDROOM TWO
6'8" x 11'7"

Eye level, uPVC double glazed window positioned to the rear elevation, feature beams and trusses on display, central heating radiator and a number of plug sockets. Also newly decorated and carpeted.

BEDROOM THREE
7'0" x 6'0" to the wardrobe doors

Mullioned style timber framed double glazed window to the front elevation, central heating radiator, freshly decorated with a new floor covering.

BATHROOM
7'8" x 4'5"

Well fitted with a new suite comprising a vanity hand wash basin with chrome mixer tap over, low flush wc and a panel bath with chrome mono block mixer tap and with both hand held and main rainfall shower-heads over. Splashscreen, tiled walls and tiled flooring plus a chrome heated towel rail along with spotlights and extraction.

OUTSIDE

To the rear of the property is a flagged patio style garden with a pleasant aspect and planted pockets, beds and rockery. At the front is an easily managed cottage garden.

TENURE

We understand that the property is a freehold arrangement, this will be confirmed by the incoming purchasers conveyancer.

COUNCIL TAX BAND A

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via a traditional front door and with a staircase rising to the first floor, a central heating radiator and an oak style herringbone design floor covering. An oak internal door then leads through to the lounge which is positioned at the front of the property.

LOUNGE

17'7" x 14'8" max

A generously sized and characterful room with stone mullions and stone window sill to the front elevation and with timber framed double glazed windows inset. There are feature beams on display and the focal point for the room is a traditionally styled rustic brick fireplace with a coal effect gas stove inset. Central heating radiator, newly fitted carpet and an oak internal door leading to the ground floor cloakroom.

CLOAKROOM/WC

4'6" x 4'4"

Fitted with a contemporary two piece suite comprising low flush wc and vanity hand wash basin with chrome mixer tap over, part tiled splashbacks and a tiled floor covering and contemporary tiled splash back by the basin. Chrome heated towel rail, spotlights and extraction. A useful cupboard storage space is located under the staircase which houses the fuse board and electricity meter.

LIVING KITCHEN

22'5" max x 10'4" max (not square)

A light, bright and sociable room with a range of dove grey wall and base units with quartz working surfaces. The kitchen area is further equipped with an integrated dishwasher, Bosch oven and Bosch four ring electric hob along with a one and a half bowl inset sink unit with mixer tap over. There is an integrated fridge and freezer and a combination condenser boiler concealed within one of the kitchen units. There are uPVC double glazed windows and French doors to the rear elevation. Semi open plan in design to a utility porch.

