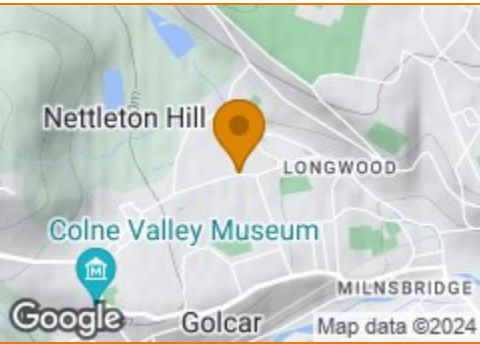


BOULTONS

Terrain Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

First Floor

For illustration purposes only, not to scale.
Plan produced using PlanUp.

128 Leymoor Road, Longwood, Golcar, Huddersfield



Leymoor Road
Longwood, Huddersfield, HD3 4SN

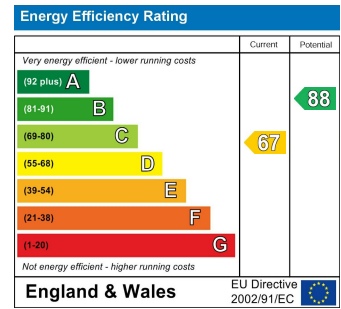
Offers Around £157,500



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



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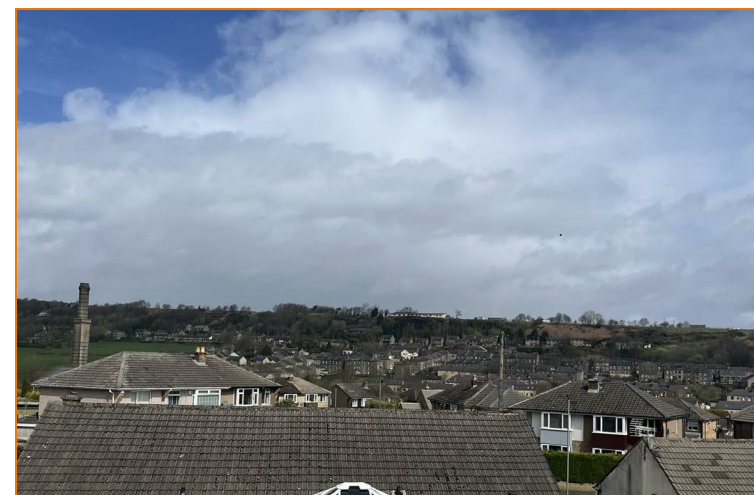
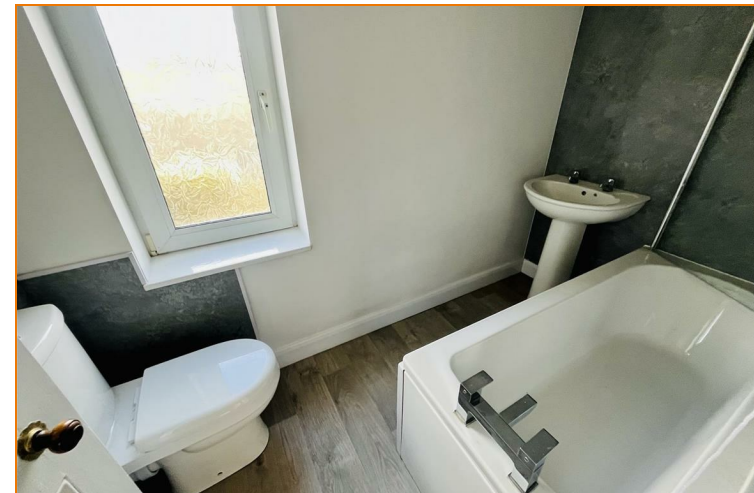
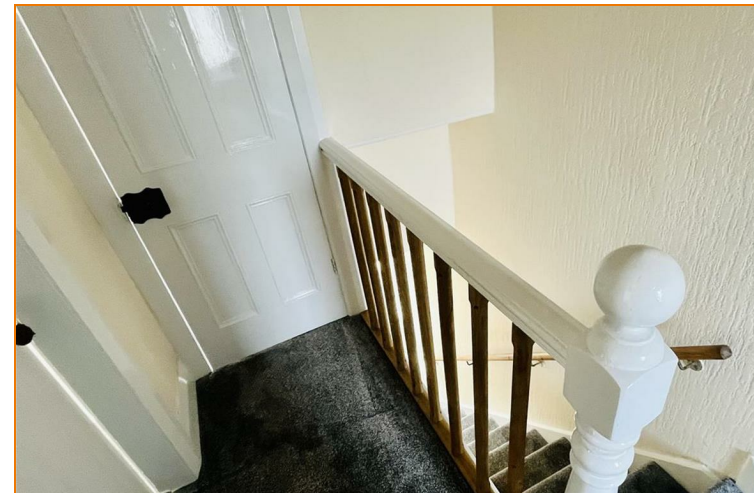
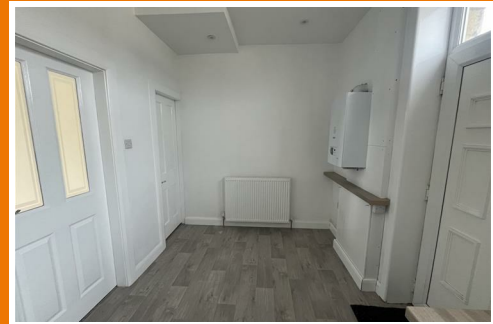
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Leymoor Road

Longwood, Huddersfield, HD3 4SN

Offers Around £157,500



Offered with no onward chain is this smart and stylish three bedroom through terrace property, which has been the subject of a comprehensive program of modernisation and improvement to provide "move in ready" accommodation. A spacious home ideally suited to young professionals, first-time buyers and growing families alike. Well located only a short distance from the abundance of popular village amenities in and around Golcar and Milnsbridge along with enjoying a good base for commuters to take advantage of both Trans Pennine rail links and the M62 motorway network. The property briefly comprises: An entrance lobby, lounge, modern dining kitchen, three bedrooms and a contemporary house bathroom. Outside there are gardens to the front and rear with the rear garden also providing dual use as an off-road parking facility (the garden and hardstanding is currently in the process of being "finished off" which has only been delayed by inclement weather).

Spotlights in the ceiling provide ambient lighting and positioned to the rear elevation is a uPVC double glazed window and rear door leading out to the exterior of the property. Also positioned on the rear wall is the combination boiler.

FIRST FLOOR

BEDROOM ONE, front 13'5" max x 8'10" max

Also in good decorative order with new floor covering. Fitted with a central heating radiator and a large uPVC double glazed window.

BEDROOM TWO, rear 7'6" average or 8'10" max x 7'6"

Enjoying distant views from the uPVC double glazed window to the rear elevation and having a central heating radiator and a recess which provides a good hanging/storage area.

BEDROOM THREE, front 8'6" max x 6'10"

With a uPVC double glazed window positioned to the front elevation, central heating radiator and also in good decorative condition.

BATHROOM 8'6" x 4'3"

Fitted with a modern, newly installed white suite comprising panel bath with splashscreen and shower over with mono block mixer tap, pedestal hand wash basin and low flush wc. Stone-effect aqua-board style splashbacks, extraction, heated towel rail and a uPVC double glazed window with privacy glass inset.

OUTSIDE

To the front of the property is an established cottage style buffer garden and to the rear is a dual use garden/off road parking area which is in the process of being 'finished off' but this has been delayed due to the poor weather. When finished this area will have a patio and be low maintenance.

COUNCIL TAX BAND A

TENURE

We understand that the property is a freehold arrangement, further details can be obtained during the conveyancing process.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY 4'3" x 3'7"

Accessed via a solid uPVC door and with a staircase rising to the first floor, a central heating radiator and internal door leading through to the lounge.

LOUNGE 13'5" max x 13'1"

A spacious, well presented room with new decorations and carpet. There is an abundance of natural light flooding into the room via the large uPVC double glazed picture window positioned to the front elevation. Picture rail and central heating radiator.

DINING KITCHEN 16'0" x 7'10"

Fitted with a range of modern grey coloured handleless wall and base units in a gloss finish and with complementary post form working surfaces which incorporate a four ring electric hob with stainless steel extractor hood over and stainless steel inset sink with mixer tap over. The kitchen is further equipped with a fitted oven, plumbing for a washing machine and space for a tallboy fridge/freezer. There are part tiled splashbacks surrounding the preparation areas. Under the stairs is a half cellar pantry style storage area which houses the new fuse board and electricity meter.