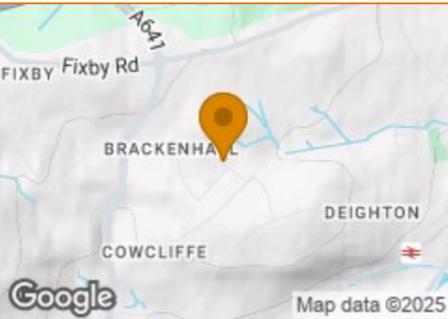


BOULTONS

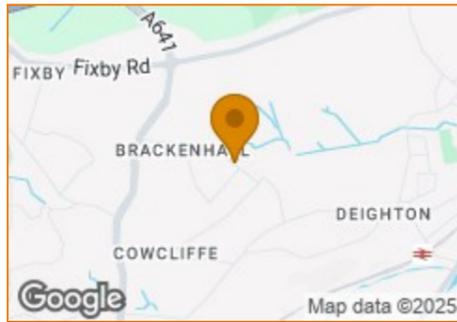
Terrain Map



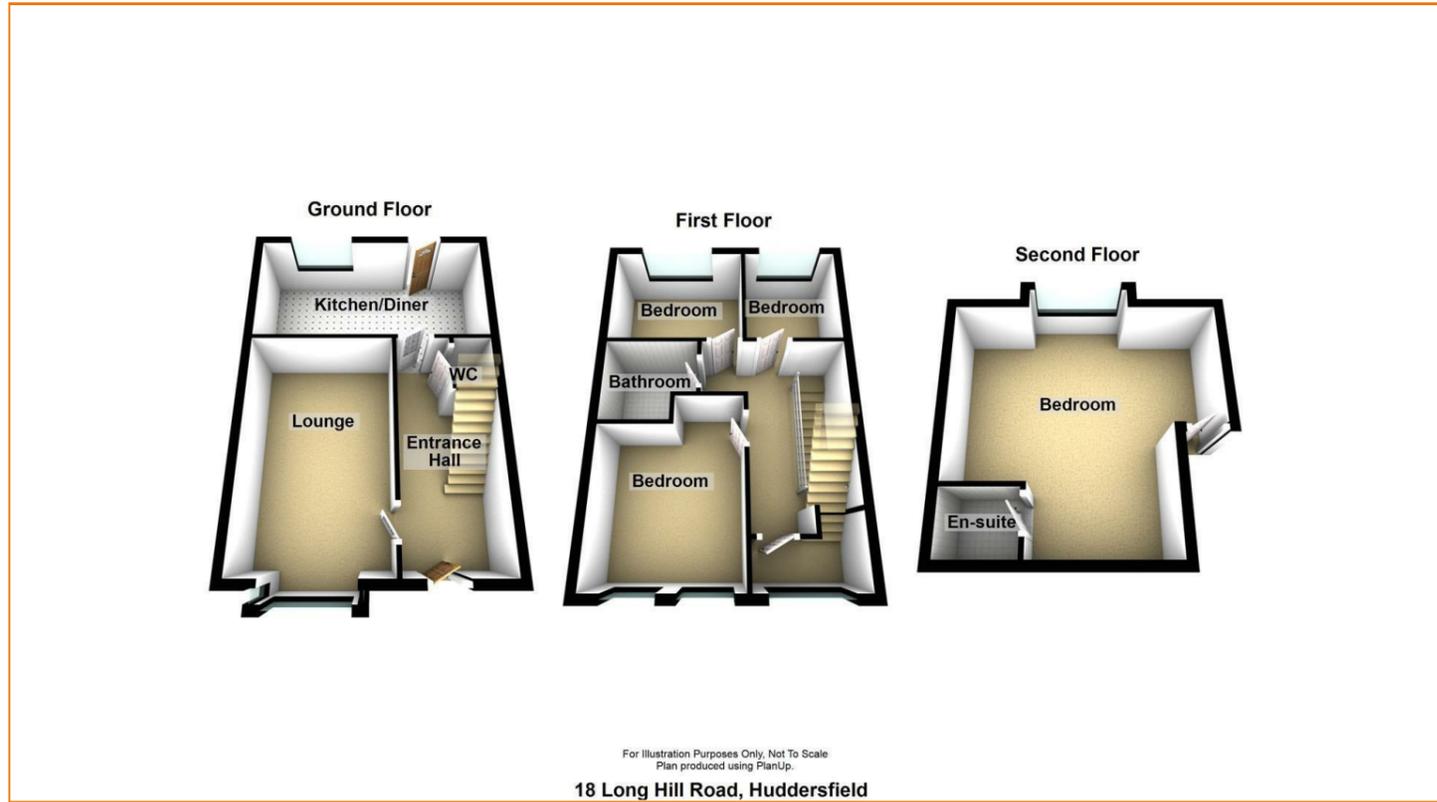
Hybrid Map



Terrain Map



Floor Plan



Long Hill Road
Ferndale, Huddersfield, HD2 1PJ

Offers Around £270,000



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Long Hill Road

Ferndale, Huddersfield, HD2 1PJ

Offers Around £270,000



**** VIEWING RECOMMENDED ** SPACIOUS & "MOVE IN READY" ** MODERN FIXTURES & FITTINGS ****

Set back off Long Hill Road on a no through road is this modern four-bedroom detached family home which offers a perfect blend of comfort and convenience close to local amenities and motorway access.

The current owner has thoughtfully upgraded the home, ensuring it is both well presented and well appointed.

The practical layout is set out over three floors and comprises: A welcoming reception hall, comfortable lounge, w.c/cloakroom, social living/dining kitchen, four generously sized bedrooms (master with en-suite) and a house bathroom all of which make this home ideal for a growing family.

Outside there is a link, attached garage, a drive and an enclosed rear garden.

This property is ideal for those seeking a "turn key" and modern home in a popular location near to local and regional financial centers. With its thoughtful upgrades and convenient setting it is sure to be popular so don't miss the chance to make this delightful house your new home.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL 14'5" x 6'6"

Accessed via a uPVC double glazed front door and having a staircase rising to the first floor with cupboard storage beneath, a central heating radiator and attractive laminate floor covering.

LOUNGE 17'0" max into the bay x 10'2" max into the alcove

Enjoying good levels of natural light via the uPVC double glazed bay window positioned to the front elevation and, in keeping with the remainder of the property, this generous reception room is in good decorative order. There is a central heating radiator and antique oak style laminate floor covering.

CLOAKROOM/WC 5'10" x 2'7"

Fitted with a two piece white suite comprising low flush wc and hand wash basin. There is also a central heating radiator.

DINING KITCHEN 17'4" x 8'6"

Fitted with a range of wall and base units in a beach style with complementary post-formed working surfaces which incorporate a four ring gas hob and a one and a half bowl stainless steel inset sink unit with mixer tap. The kitchen is further equipped with a fitted oven, dishwasher, integrated fridge and freezer, and there is also plumbing for a washing machine. You will also find a uPVC double glazed window to the rear elevation and patio doors leading out to the rear garden. Part tiled splashbacks surround the preparation areas and this social reception room enjoys wonderful levels of natural light and easy access for the family directly out to the garden.

FIRST FLOOR

BEDROOM 2 10'9" x 10'2"

With two uPVC double glazed windows to the front elevation and a central heating radiator.

BEDROOM 3 10'2" x 8'10"

Also with two uPVC double glazed windows and a central heating radiator.

BEDROOM 4 7'6" x 6'10"

Also with a uPVC double glazed window and a central heating radiator.

FAMILY BATHROOM 6'10" x 5'10"

Fitted with a white three piece suite comprising panel bath, low flush wc and hand wash basin. There are complementary part tiled splashbacks, mixer taps over the bath and sink and a central heating radiator.

SECOND FLOOR

MASTER BEDROOM 17'4" max x 14'5"

A generous master suite enjoying good levels of natural light via the skylights which have fitted blinds. There is a central heating radiator and a range of fitted bedroom furniture comprising two double robes with useful cupboard storage over. There is also a linen cupboard housing the cylinder and a central heating radiator.

OUTSIDE

There is a driveway to the side of the property leading to an attached single garage forming the link part of the link

detached property. There is a predominantly level lawned front garden and to the rear is a larger enclosed garden also mostly laid to lawn and with a pebbled area for patio seating.

COUNCIL TAX. BAND C

TENURE

We understand that the property is a freehold arrangement.

