

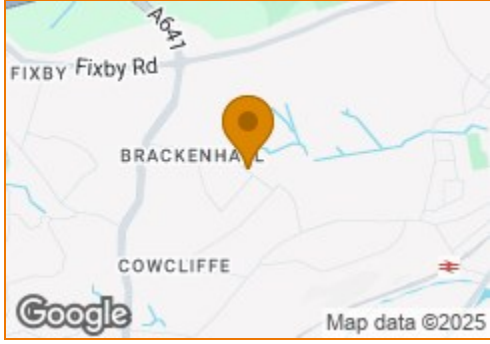
Terrain Map



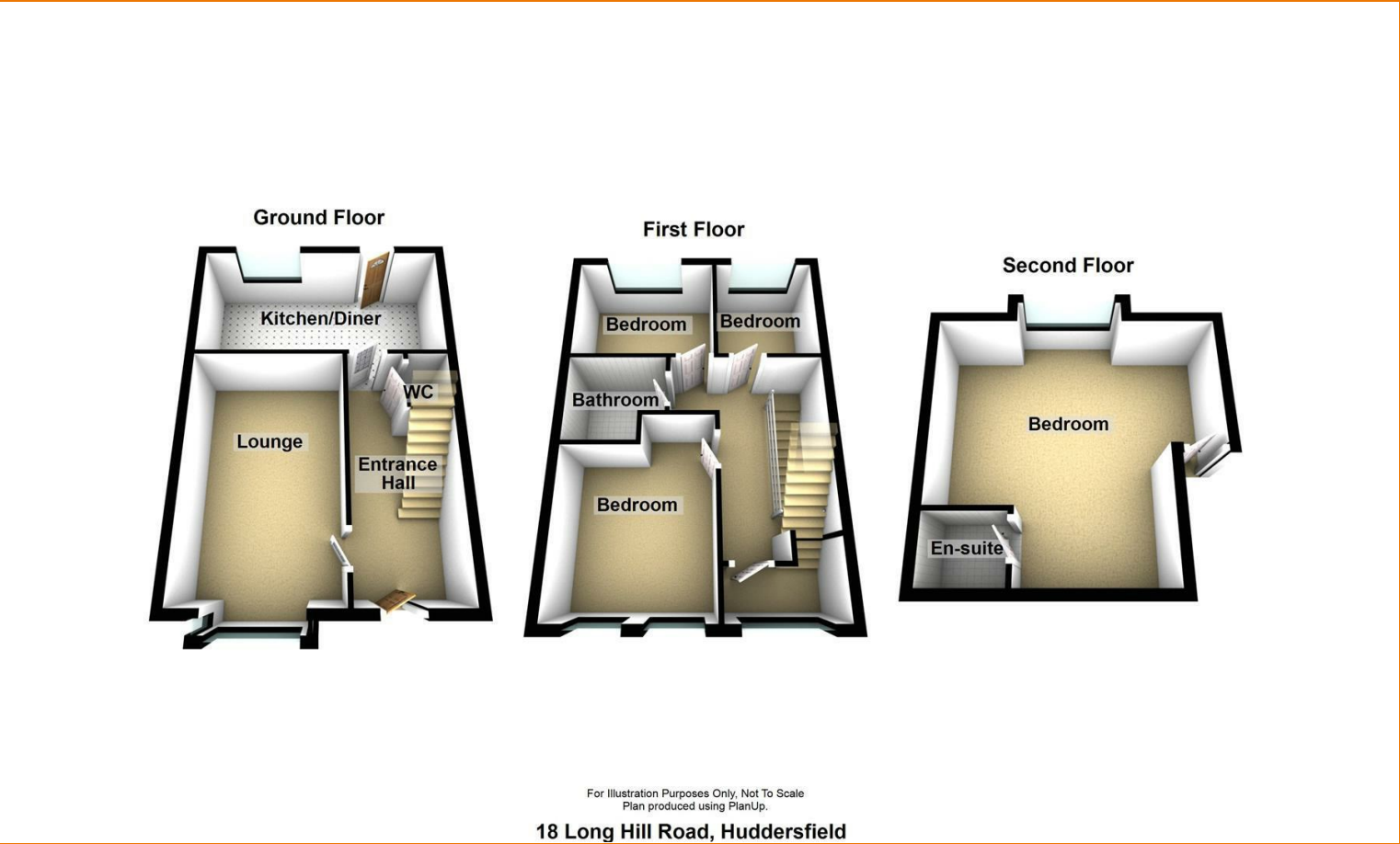
Hybrid Map



Terrain Map



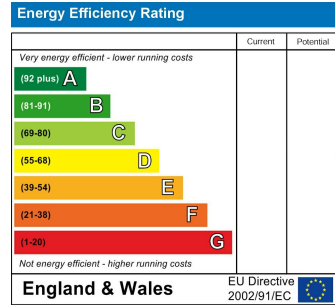
Floor Plan



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



BOULTONS



Long Hill Road
Ferndale, Huddersfield, HD2 1PJ

Offers Over £260,000



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

Long Hill Road

Ferndale, Huddersfield, HD2 1PJ

Offers Over £260,000



BEST AND FINAL OFFERS FOR FRIDAY 12 NOON

This stylish link-detached house presents an exceptional opportunity for those seeking a modern family home.

Having been recently improved by the current owners, ensuring a fresh and contemporary feel throughout.

Boasting four well-proportioned bedrooms (master with en-suite), this residence offers ample space for family living. The two reception rooms provide versatile areas making it ideal for both quiet evenings and lively gatherings.

The property is arranged over three spacious floors, allowing for a comfortable and practical layout that caters to modern living. The modern presentation of the home is complemented by its convenient location, which serves as an excellent base for accessing regional financial centres, making it perfect for professionals commuting to nearby towns and cities.

In summary, this well-presented and thoughtfully improved property on Long Hill Road is a fantastic choice for families seeking a modern lifestyle in a convenient location. With its spacious arrangements and stylish finishes, it is sure to impress all who visit.

CALL NOW TO BOOK YOUR VIEWING APPOINTMENT.

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.