



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

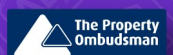


1a Benn Lane, Huddersfield, HD3 4RT

Offers Over £399,995

REDUCED BY £35,000 A true credit to the present owners is this stunning, newly renovated ***HIDDEN GEM*** which sits secluded off of the main flow of traffic. This "FIVE" double bedroom, executive detached residence is offered For Sale by ADM Residential. Set within this highly sought after area of Longwood with woodland setting and a great deal of privacy. Offering deceptively versatile accommodation, perfectly suited for an array of buyers. Located close to the villages of GOLCAR and LONGWOOD, ideal for access to the M62 network, well regarded schools, superb transport links, local amenities, bars and restaurants. This property is gas central heated and double glazed with bi-folding patio doors. Briefly comprises: reception hallway, three double bedrooms and shower room with access to the integral garage on this level. To the first floor offers superb living accommodation with stunning lounge, a breakfast kitchen and conservatory, primary bedroom with en-suite, second guest bedroom and modern house bathroom. Externally there is a treble driveway providing ample parking which leads to the integrated garage, pleasant gardens to the front, side and rear with private decked area, laid to lawn areas and woodland views. Viewing is highly recommended to fully appreciate this exceptional accommodation on offer. "NOT TO BE MISSED" Telephone ADM Residential on 01484 644555 to view now! ***VIRTUAL VIEWING AVAILABLE SOON* EPC "D"**

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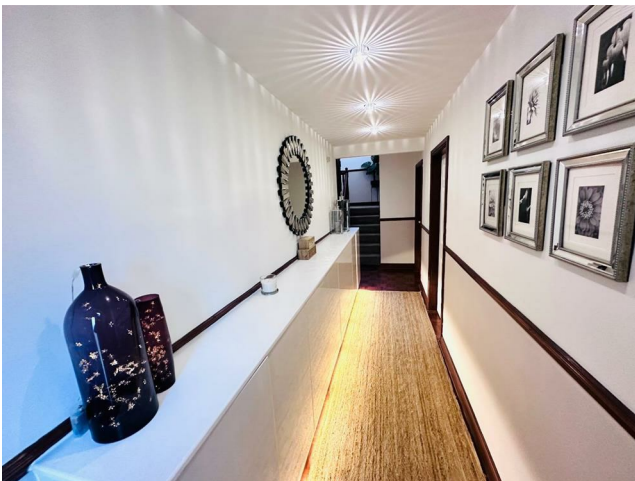


ENTRANCE COMPOSITE SECURITY DOOR



A dual colour composite security door with obscure glass panel and matching transoms, leads to:

L-SHAPED RECEPTION HALLWAY



A welcoming L- shaped reception hallway with spindle staircase leading to the first floor landing, There is access to the integral garage and house shower room. Finished with ceiling spot lighting, dado rail, full length storage units with LED base lighting, under stairs storage and parquet effect flooring:

BEDROOM THREE 12'8 x 12'7 (3.66m'2.44m x 3.66m'2.13m)



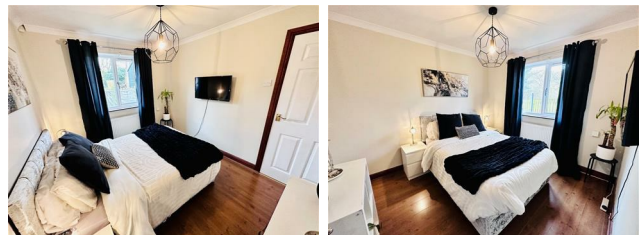
A well appointed double bedroom with uPVC double glazed window to rear aspect overlooking the woodland. Featuring built in floor to ceiling wardrobes to one wall, a matching corner dresser with built in draws, TV point, Internet access point, Telephone point, wall mounted gas central heating radiator and wood effect laminate flooring:

FOURTH GUEST BEDROOM 12'11 x 10'8 (3.94m x 3.25m)



Tastefully finished guest bedroom with uPVC window to the front aspect, finished with full length fitted wardrobes to one wall, TV point, wall mounted gas central heating radiator and wood effect laminate flooring:

BEDROOM FIVE 12'11 x 10'8 (3.66m'3.35m x 3.05m'2.44m)



A fifth double bedroom with uPVC window to the rear aspect. Featuring T.V point, internet access point, coved ceiling, wall mounted gas central heated radiator and wood effect laminate flooring:

**HOUSE SHOWER ROOM 8'7 x 3'9
(2.44m'2.13m x 0.91m'2.74m)**



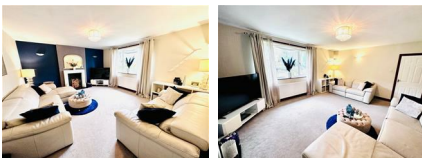
A newly fitted, fully tiled shower room with uPVC opaque window to the side aspect. Comprises of a three piece shower suite in white with chrome effect fittings, consisting of:- double shower with mains fitted waterfall shower over and shower attachment, hand wash vanity basin and low level flush w/c. Finished with inset ceiling spot lights, wall mounted led mirror, chrome heated towel rail, extractor fan and wood effect flooring:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with uPVC window to the side elevation. Finished with wall mounted thermostat control, dado rail, a loft hatch with pull down ladder and access to all rooms:

**SPACIOUS LOUNGE 17'8 x 14'8
(5.18m'2.44m x 4.27m'2.44m)**



A stunning, particularly spacious lounge with uPVC windows over looking the side aspect enjoying the woodland views. Featuring contemporary fire

surround with black Onyx effect back and hearth. Finished with T.V point, telephone point, wall mounted lighting and wall mounted gas central heated radiators:

**BREAKFAST KITCHEN 15'2 x 11'2
(4.57m'0.61m x 3.35m'0.61m)**



A newly fitted, truly inspiring breakfast dining kitchen with uPVC double glazed windows over looking the rear aspect. Featuring a matching range of base and wall mounted multi coloured Matt & Gloss finish units with contrasting aurora working surfaces, matching tiled splash backs with inset resin sink unit with drainer and mixer tap. Cooker point with feature extractor hood over and LED lights, breakfast bar area with T.V point, plumbing for a dishwasher and space for a fridge freezer. Finished with inset ceiling spotlights, under unit Led lights, a wall mounted vertical gas central heated radiator, and wood effect laminate flooring. Bi-folding doors lead to:

CONSERVATORY



A fantastic addition to this property is the conservatory with patio doors leading to the rear garden, finished with wood effect laminate flooring, a great space to chill in the morning:

BEDROOM ONE WITH EN-SUITE 14'5 x 12'9 (4.27m'1.52m x 3.66m'2.74m)



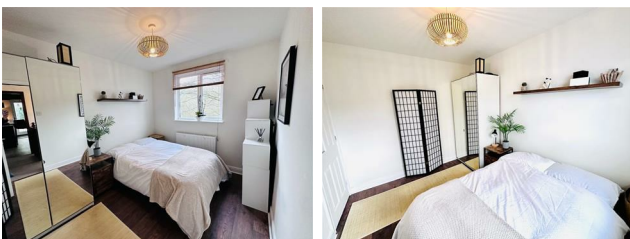
A beautifully appointed, large double bedroom with uPVC window to rear aspect overlooking the woodland. Finished with TV point, internet access point, telephone point and wall mounted gas central heating radiator. Door leading to:

EN-SUITE 8'6 x 3,9 (2.44m'1.83m x 0.91m,2.74m)



A recently fitted, beautifully designed fully tiled en-suite shower room with uPVC opaque window to the front aspect. Comprises of a three piece suite in white with chrome effect fittings, consisting of:- shower cubicle with mains shower over, hand wash vanity basin and low level flush w/c. Finished with chrome heated towel rail, wall mounted LED mirror, chrome heated radiator, extractor vent and tiled effect laminate flooring:

BEDROOM TWO 12'11 x 10'8 (3.66m'3.35m x 3.05m'2.44m)



A spacious double bedroom with uPVC window to the rear aspect overlooking the woodland. Finished with TV point, internet access point, telephone point, wall mounted gas central heating radiator and wood effect laminate flooring:

MODERN HOUSE BATHROOM 8'8 x 6'6 (2.44m'2.44m x 1.83m'1.83m)



A partly tiled, recently updated house bathroom with uPVC opaque window to the rear aspect. Comprises of a modern three piece bathroom suite in white with chrome effect fittings, consisting of:- P- Shaped panelled bath with mains waterfall chrome shower over, hand wash pedestal basin and a low level flush w/c. Finished with wall mounted chrome heated towel rail, ceiling extractor, ceiling spot lighting and tiled effect flooring:

EXTERNALLY



The property offers a block paved treble driveway to the front aspect offering ample off road parking with fenced boundaries, dwarf wall, laid to lawn garden and flower borders. Access to the side via a gate leads to the side garden area and steps lead to the rear decking with balustrade. To the rear, laid to lawn garden with mature trees, a decked patio area with woodland views and a further decked patio area with ample space for bistro dining in the summer months. A perfect place to enjoy the outdoors and bird watching:

INTEGRATED GARAGE

Featuring an integrated garage with newly fitted electric roller door, power and light, boasting plumbing for an automatic washing machine and space for a tumble dryer or fridge freezer.

DECKED BALCONY

A elevated decked balcony with balustrade and steps leading to the lower side garden:

VIEWS OVER LONGWOOD CHURCH

Enjoy a relaxing afternoon in the garden with views of the woodland and Longwood Church, listen to the birds and wind down after the long days at work:

ADDITIONAL PHOTOS



Please see a selection of extra photos:

About The Area LONGWOOD

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local schools are: Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School. Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School, and within walking distance to Salendine Nook Academy and Huddersfield New College.

Conveniently located close to Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

Council Tax Bands

The council Tax Banding is "D"

Please check the monthly amount on the Kirklees Council Tax Website.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - sales@admresidential.co.uk Or lettings@admresidential.co.uk

We also can offer you a virtual viewing which can be downloaded via the youtub link.

Please ask the agents for the detail.

Tenure

This property is Freehold.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8232-8724-7100-0165-5222>

Key Facts For Buyers

https://sprift.com/dashboard/property-report/?access_report_id=3635566

BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Floor Plan



Ground Floor



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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