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Leymoor Road, Longwood Huddersfield,

**Offers in the region of
£160,000**

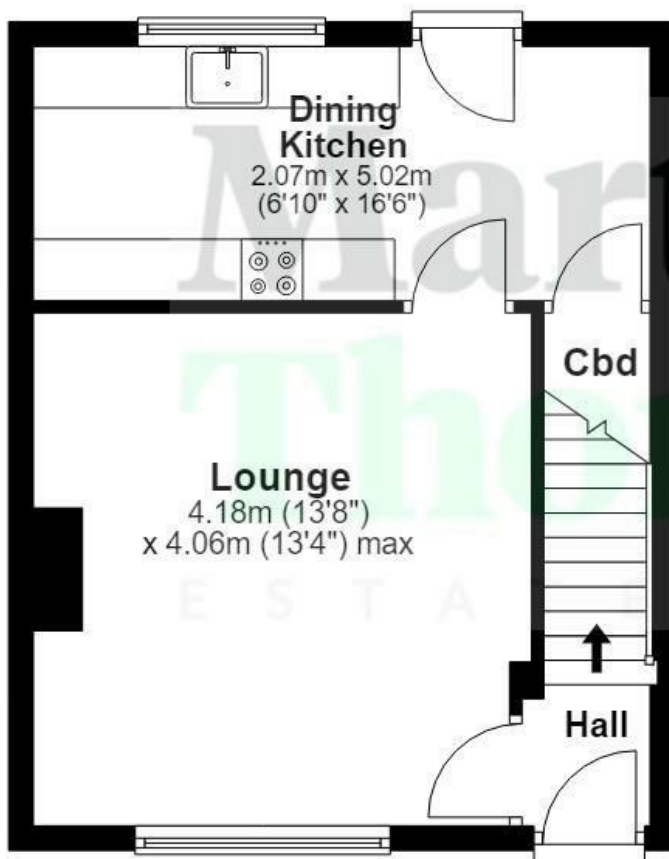
This well-presented three-bedroom property is conveniently situated for the amenities of Golcar village and nearby well-regarded schools. The property may prove particularly suitable for a first-time buyer or professional couple seeking excellent access to the M62 motorway network.

The accommodation comprises an entrance hall, spacious living room and dining kitchen fitted with a range of integrated appliances. To the first floor are three bedrooms and a stylish shower room.

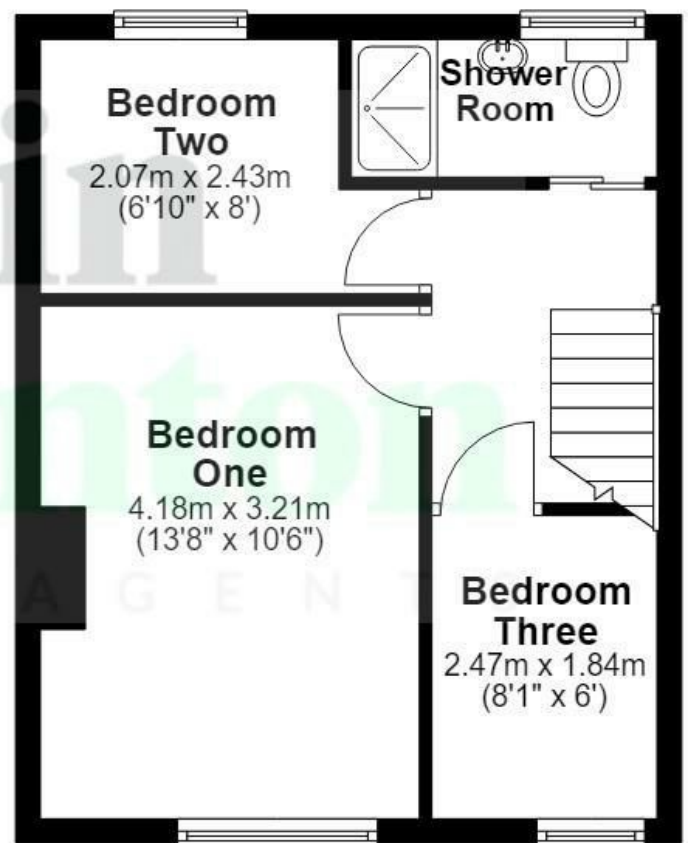
The property benefits from a gas-fired central heating system and predominantly uPVC double glazing throughout. Externally, there is a garden to the rear, together with an additional area of garden land which is rented from Kirklees Council.



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Entrance Hall

A composite door with a double-glazed overhead opens to the entrance hall, where there is a ceiling light point, inset carpeting and a radiator. A staircase rises to the first floor landing and a timber door leads into the living room.

Living Room

This room is positioned at the front of the property and has a large uPVC double-glazed window overlooking the garden. There is decorative coving to the ceiling, a central ceiling light point and a wall-hung vertical radiator. The focal point of the room is a gas fire, set to a stone hearth and surround. A timber door leads into the dining kitchen.



Dining Kitchen

The kitchen area has a range of modern wall and base cupboards, drawers, oak roll-edge worktops with an inset grooved drainer and a Belfast sink unit with twin taps. Integrated appliances include an oven and a four-ring gas hob with a canopy style filter hood. There is space for a freestanding fridge freezer, space and plumbing for an automatic washing machine and dishwasher. The room has tiling to the floor, two ceiling light points and a uPVC double-glazed window overlooking the rear garden. The floor tiling continues into the dining area, where there is space for a bistro style table, feature panelling to dado height and a useful under stairs storage cupboard. A composite door with double-glazed inserts leads out into the rear garden.



First Floor Landing

From the entrance hall, a staircase rises to the first floor landing, where there is a central ceiling light point.

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Bedroom One

This double bedroom has a uPVC double-glazed window to the front elevation, a central ceiling light point and a radiator. There is plenty of space for fitted or freestanding furniture.



Bedroom Two

This double bedroom has a uPVC double-glazed window to the rear elevation, with a lovely outlook. It has a central ceiling light point, a radiator and access to boarded loft space.



Bedroom Three

This double bedroom has a uPVC double-glazed window, a central ceiling light point and a radiator. There are useful fitted wardrobes with hanging rails and shelving.



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Shower Room

This room has a white suite comprising a low-level WC, vanity hand basin with a mixer tap over and a shower cubicle with a glass door, home to a waterfall style mains fed shower. There are inset downlights to the ceiling, a wall-mounted LED mirror and a uPVC double-glazed window to the rear elevation. The room benefits from under floor heating.



External Details

At the rear of the property, there is a fenced patio garden, enjoying an easterly aspect, and a further area with a lawn with raised beds. This additional area is currently rented from Kirklees Council for a nominal fee (please ask the office for further information). There is an outside water point.



Tenure

The vendor informs us that this property is Freehold.

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Directions

