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Longwood Gate, Longwood Huddersfield,

**Offers in the region of
£280,000**

Tucked away, just off the main Longwood Gate, is this four-bedroom link detached property within a courtyard setting. It has off-road parking for multiple vehicles. The property offers flexible accommodation over three levels and features a recently fitted kitchen, complete with integrated appliances, along with updated flooring throughout. The home would be well suited to a growing family, with access to well-regarded local schooling, or to professional buyers requiring convenient links to the M62 motorway network. The accommodation comprises an entrance hall, four double bedrooms, en suite to the master bedroom, spacious lounge, kitchen diner, downstairs WC and a modern family bathroom. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, at the front of the property, there is a tarmac driveway providing ample off-road parking. At the rear, there is a beautiful, enclosed garden with fencing and raised decking, ideal for outdoor entertaining. The rear garden enjoys a southerly aspect.

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Floorplan



Total floor area: 117.1 sq.m. (1,261 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

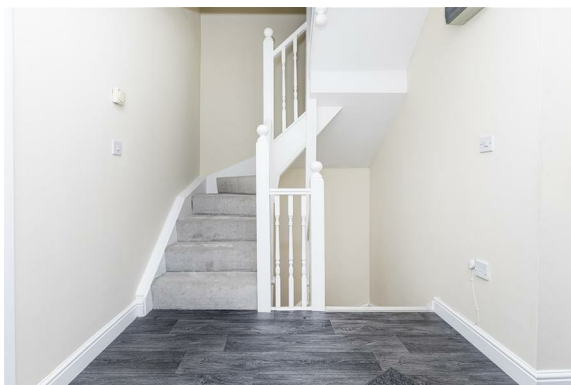
Longwood Gate, Longwood Huddersfield,

Details



Entrance Hall

A timber door with double-glazed inserts opens to the entrance hall, where there is vinyl style flooring running throughout, a Veritas alarm system, a ceiling light point and a radiator. A balustrade and spindle staircase leads up to the first floor landing and access can be gained to the following rooms:



Bedroom One

This double bedroom enjoys a lovely outlook over the rear elevation via a set of French uPVC doors with a Juliette style balcony. It has a central ceiling light point and a radiator. Being the master bedroom, it has the advantage of an en suite shower room.



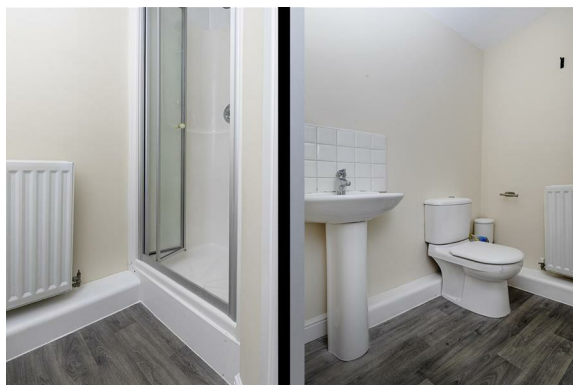
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En Suite Shower Room

This room has a white suite comprising a low-level WC, pedestal hand basin with mixer tap and corner shower cubicle, home to a mains fed shower. It has vinyl style flooring running throughout, appropriate tiling to the walls, a central ceiling light point, an extractor fan, a shaver point and a radiator.



Bedroom Two

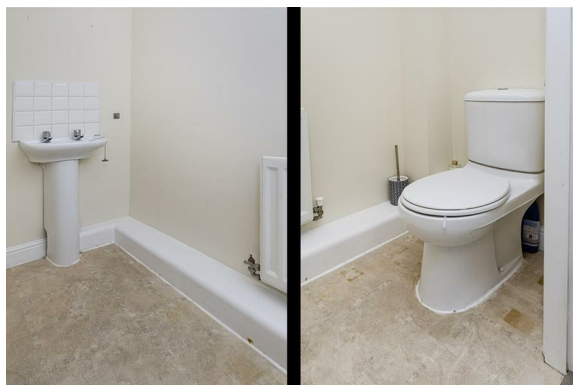
This double bedroom has a dual aspect with uPVC double-glazed windows to the front and rear elevations. It has a central ceiling light point, a radiator and plenty of room for furniture.

Lower Ground Floor

From the entrance hall, a staircase leads down to the lower ground floor, which has recently fitted laminate flooring throughout. There is a central ceiling light point and a radiator.

WC

This room has a low-level WC and a pedestal hand basin with twin taps. There is vinyl flooring, appropriate tiling to the walls, a ceiling light point, an extractor fan and a radiator.



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Lounge

This reception room is positioned at the rear of the property and has a lovely outlook via a uPVC double-glazed window. It has a continuation of the recently fitted laminate flooring, coving to the ceiling, a ceiling light point and a radiator. The focal point of the room is a marble hearth with a timber surround, home to a living flame gas fire.



Kitchen/Dining Area

The laminate flooring continues to the kitchen/dining area, which has a range of modern, high gloss wall and base cupboards, drawers, roll-edge worktops and a one-and-a-half bowl composite style sink unit with mixer tap. Integrated appliances include an oven, four-ring gas hob with overlying filter hood and fridge freezer. There is space and plumbing for an automatic washing machine, two ceiling light points and plenty of room for a bistro style table. This room is home to the Worcester central heating boiler. It has a radiator and a set of French style patio doors leading out to the rear garden.



First Floor Landing

From the entrance hall, a balustrade and spindle staircase gives access to the first floor landing, which has a uPVC double-glazed window allowing natural light from the front elevation. It has a useful storage cupboard with shelving, perfect for linen, etc., a central ceiling light point and access to insulated loft space.

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House Bathroom

The bathroom has a white suite comprising a low-level WC, pedestal hand basin with mixer tap and a panelled bath with a mains fed shower over. There is vinyl style flooring running throughout, appropriate tiling to the walls. The room has a wall-mounted mirror, ceiling light point, an extractor fan and a radiator.



Bedroom Three

This good-sized bedroom has a uPVC double-glazed windows boasting views towards Golcar and beyond. It has useful wardrobes with sliding doors, hanging rails and shelving. There is a central ceiling light point and a radiator.



Bedroom Four

This bedroom has a similar outlook to that of bedroom three via a uPVC double-glazed window. It has a central ceiling light point and a radiator.

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External Details

At the front of the property, there is a tarmac driveway, providing off-road parking for several vehicles, and a useful store cupboard with power, which could house a tumble dryer. There is outside lighting and the property has a covered entrance. From the kitchen diner, access can be gained to the rear garden via stone steps. There is a raised, decked seating area with feature glass balustrading, a lawn with fenced boundaries, having a pleasant wooded backdrop and a southerly aspect. There is outside security lighting and a water point.



Tenure

vendor confirms the property is freehold.

Longwood Gate, Longwood Huddersfield,

Directions

