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Leaffield Avenue, Longwood Huddersfield,

Offers over £220,000

BEST AND FINAL OFFERS OVER £220,000 ARE INVITED ON THIS PROPERTY BY 12 NOON MONDAY 27TH APRIL 2026.

OPEN TO VIEW DATES:

MONDAY 30TH MARCH 13:45-14:15

MONDAY 6TH APRIL 13:00-13:30

SUNDAY 19TH APRIL 10:00-10:30

SUNDAY 26TH APRIL 15:15-15:45

This well-presented, three-bedroom semi-detached home is set to a generously sized plot in the popular residential area of Golcar. It has a useful downstairs shower room, offering excellent potential for use with a downstairs bedroom, ideal for those seeking flexible living arrangements. The property is conveniently situated only a short drive away from the M62 motorway network and is within walking distance of Golcar

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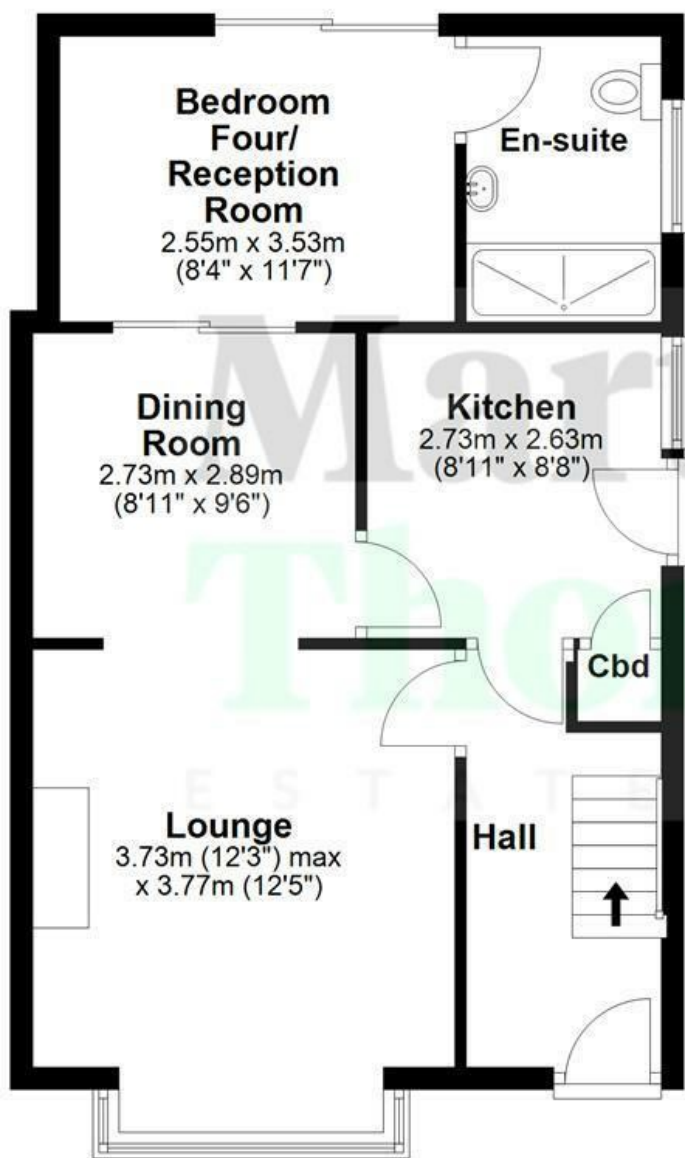
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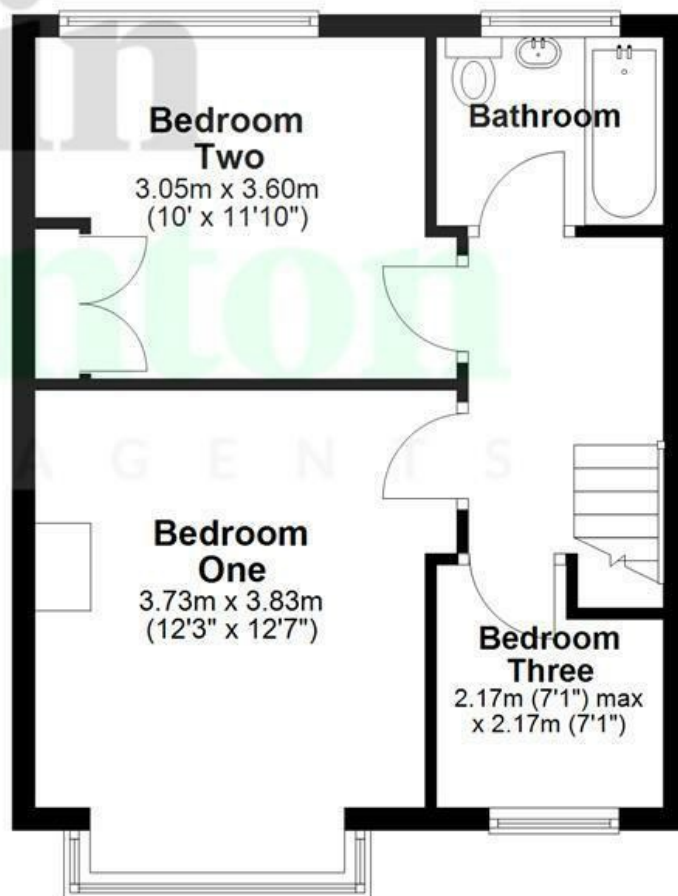
Village with its various amenities. The accommodation comprises an entrance hall, living room, dining room, snug/downstairs bedroom, wet room and kitchen. On the first floor, there are three bedrooms and a house bathroom. The property is predominantly uPVC double-glazed and has gas-fired central heating. Externally, there is a lovely enclosed, lawned garden to the front of the property and a detached garage with an up-and-over door. The large rear garden is westerly facing and has a lawn, shrubbery and walled borders, together with a patio seating area.



Ground Floor



First Floor



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

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Entrance Hall

A uPVC door with a decorative double-glazed inset opens to the entrance hall, where there is a ceiling light point and a radiator. A staircase rises to the first floor landing and a timber and bevelled glazed door gives access to the living room.



Living Room

This reception room has a walk-in splayed uPVC double-glazed window to the front elevation. It has coving to the ceiling, a ceiling light point and a radiator. The focal point of the room is a gas fire, set to a tiled hearth and surround. An archway leads through to the dining room.



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Dining Room

The dining room has coving to the ceiling, a ceiling light point and a radiator. There is plenty of room for furniture. Sliding timber and glazed doors give access to the snug, which could also be utilised as a downstairs bedroom.



Bedroom Four/ Reception Room

The snug/additional bedroom has sliding uPVC doors giving access to the rear patio garden area. It has a ceiling light point, a radiator and a timber door giving access to a shower room.



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Kitchen

From the entrance hall, access can be gained to the kitchen, which has a range of wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink. Integrated appliances include an oven, four-ring gas hob and an overlying filter hood. There is plumbing for an automatic washing machine and space for a freestanding fridge freezer. A uPVC window allows natural light from the side elevation and a uPVC door with a decorative insert gives access to the rear garden. There is a useful under stairs cupboard, perfect for storing shoes and coats, etc., which is home to the Ideal central heating boiler.



Downstairs Shower Room

This room has an off-white suite comprising a walk-in shower area, home to a Mira electric shower, a pedestal hand basin with twin taps and a low-level WC. There is vinyl style flooring, tiling to the walls, a ceiling light point, a vanity mirror and a chrome ladder style heated towel rail. A uPVC window provides natural light from the side elevation.



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First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, where a uPVC double-glazed window allows natural light from the side elevation. There is a ceiling light point and access loft space.



Bedroom One

This double bedroom is positioned at the front of the property and has a walk-in splayed uPVC double-glazed window. It has plenty of room for furniture, a ceiling light point and a radiator.



Bedroom Two

This double bedroom has a large uPVC double-glazed window to the rear elevation. It has a fitted wardrobe with shelving, a ceiling light point and a radiator.



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House Bathroom

The bathroom has a white suite comprising a panelled bath with a curved splash screen, home to a Mira electric shower, a pedestal hand basin with twin taps and a low-level WC. There is tiling to the floor, with contrasting tiling to the walls, ceiling downlighting and a chrome ladder style heated towel rail. A uPVC double-glazed window provides natural light from the rear elevation.



Bedroom Three/Work from Home Study

This room would make an ideal work from home study and has a uPVC double-glazed window to the front elevation. It has a ceiling light point and a radiator.



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External Details

At the front of the property, there is a lovely fenced and walled garden with a lawn and mature shrubbery borders. Three steps lead up to the front paved driveway, which gives access to a detached single garage with an up-and-over door. At the rear, there is a larger than average, lawned garden with shrubbery and walled borders. It has a lovely patio seating area, perfect for outdoor entertaining. The rear garden benefits from a westerly aspect.



Tenure

The vendor informs us that this property is Freehold.

Leaffield Avenue, Longwood Huddersfield,

Directions

