



**Longlands Avenue, Huddersfield, HD7 5DW**

**£240,000**

Semi detached house located in the popular village of Slaithwaite. Modern style kitchen & bathroom plus impressive through lounge & 3 bedrooms. Well presented gardens plus off road parking for 2 cars. Ready to move in with flooring & blinds included as fitted.



# 41 Longlands Avenue, Slaithwaite, Huddersfield, HD7 5DW

We are delighted to offer for sale this semi detached house located in the ever popular village of Slaithwaite with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools.

The property benefits from Hive controlled gas central heating and PVCu double glazing. There is a modern style kitchen with appliances plus modern bathroom. Items of note include fitted wardrobes to bedroom 1 plus an electric stove to the lounge. There are ample sockets and media points. The property is ready to move in with flooring and blinds included as fitted.

To the ground floor is a hallway, lounge and dining kitchen. There are 3 bedrooms plus a family bathroom accessed from the first floor landing. There is a boarded loft with power and light plus ladder access.

The property benefits from impressive gardens with lawns, patio and decking plus 2 stores. There is off road parking for 2 cars plus an EV charging point.

Tenure - Freehold  
Council Tax - Band A

The property comprises.

## GROUND FLOOR

### Entrance Hall

With vinyl flooring.

### Lounge 14'9"(max) x 9'9"(max) (4.51m(max) x 2.99m(max))

A light through room with electric stove and laminate flooring.

### Dining Kitchen 14'9"(max) x 14'4" (max) (4.51m(max) x 4.37m(max))

Having a comprehensive range of wall and base units with complimenting laminate worktops and tiling. With oven, hob, hood, American fridge

freezer, dishwasher and washing machine. With laminate flooring.

## FIRST FLOOR

### Landing

With fitted carpets.

### Bedroom 1 14'5"(max) x 8'2"(max) (4.41m(max) x 2.51m(max))

With fitted wardrobes and carpets.

### Bedroom 2 8'3"(max) x 7'5"(max) (2.54m(max) x 2.28m(max))

With fitted carpets.

### Bedroom 3 10'2"(max) x 9'9"(max) (3.11m(max) x 2.99m(max))

With fitted carpets.

### Bathroom 7'6" x 6'1" (2.30m x 1.87m)

A light dual aspect room with modern suite plus tiling, floor tiling, recessed spot lights and blinds.

## EXTERNAL

The property benefits from impressive gardens with lawns, patio and decking plus 2 stores. There is off road parking for 2 cars plus an EV charging point.



PROPERTY  
PERSPECTIVE



PROPERTY  
PERSPECTIVE



