Martin Thornton
ESTATE AGENTS

5 The Mall
Salendine Shopping Centre
144 Moor Hill Road
Huddersfield
HD3 3XA

martin-thornton.com
01484 508000



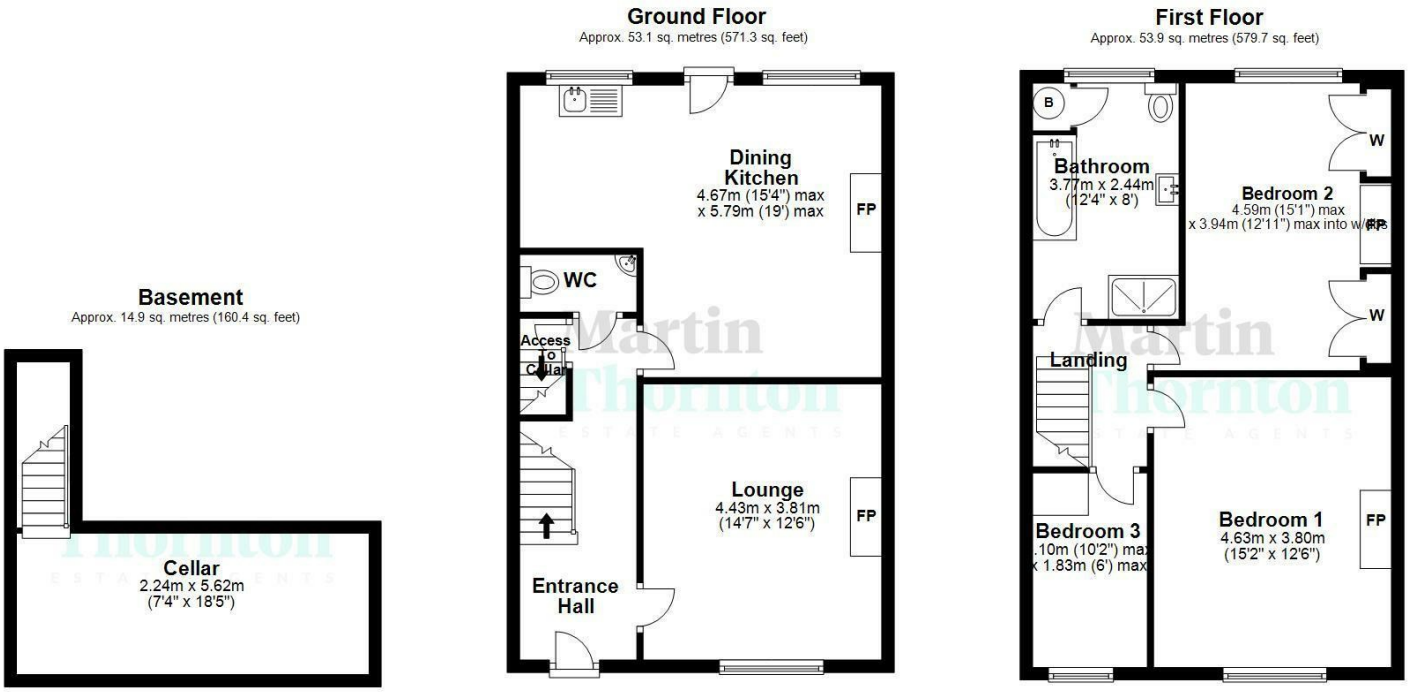
Longwood Gate, Longwood
Huddersfield, Yorkshire

Offers over £260,000

Only by an internal inspection can one appreciate the deceptive nature of this period, stone built through terraced home. It is situated in the popular residential area of Longwood, within walking distance of the nearby award winning Dusty Miller Pub. It provides convenient access to the motorway network serving Leeds and Manchester City Centres, making it a perfect home for a professional couple or expanding family buyer looking for access to nearby recommended schooling. The property offers a blend of original character and modern refinement, with coving to the ceilings, ceiling roses, exposed stonework and fireplaces. The accommodation comprises an entrance hall, living room, open-plan dining kitchen, cloakroom WC and basement with useful keep cellar. On the first floor, there are three good-sized bedrooms and a generously sized house bathroom. The property benefits from a gas-fired central heating system and is uPVC double-glazed. Externally, there is a low-maintenance private fenced and flagged garden with a southerly aspect at the front. At the rear of the property, there is a walled, terraced and artificially lawned garden with allocated parking spaces. Early viewing is highly recommended.

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Floorplan



Total area: approx. 121.8 sq. metres (1311.3 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.
Plan produced using PlanUp.

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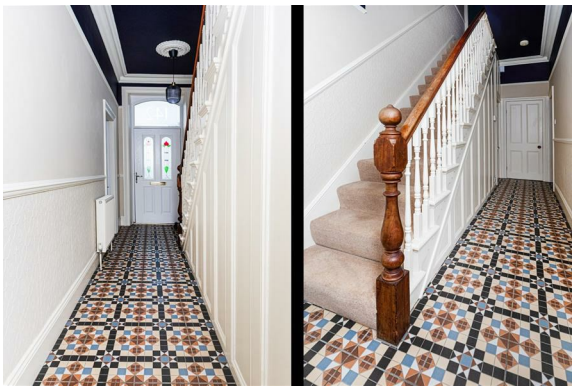
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Details

Entrance Hallway

A composite style door with leaded double-glazed inserts and a matching overlight opens to the entrance hallway. There is decorative coving to the ceiling, a ceiling rose, a dado rail, a radiator and hanging hooks for coat storage. A feature balustrade and spindle staircase rises to the first floor landing.



Cloakroom WC

The cloakroom has a white suite comprising a low-level WC and a wall hung hand basin with traditional style twin taps. The walls are tiled to dado height and there is a contrasting tiled floor. There is coving to the ceiling, ceiling downlighting and an extractor fan.



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Details

Living Room
This principal reception room is particularly light and bright with a large arched uPVC and double-glazed window providing natural light. There is coving to the ceiling, a picture rail and a radiator. The focal point of the room is a stove, set to a stone hearth.



Kitchen Diner
This lovely open-plan room has lots of light from the rear elevation via several uPVC and double-glazed windows and a uPVC double-glazed door leading out into the rear garden. This room has coving to the ceiling, a picture rail and a wall-hung contemporary style radiator. There is an exposed stone fire surround with a stove, set to a stone hearth, and a tiled floor. The kitchen area has a range of wall and base cupboards, drawers, roll-edge worktops, tiled splashbacks and a stainless steel sink unit with twin taps. Integrated appliances include a double oven and hob with an overlyng extractor hood. There is space and plumbing for an automatic washing machine and dishwasher, along with ceiling downlighting.





Keep Cellar
From the entrance hall, a stone staircase leads down to the keep cellar, which has a stone flagged floor, power, lighting and an original stone table.

First Floor Landing
From the entrance hall, a balustrade and spindle staircase rises to the first floor landing where there is a ceiling light point, a dado rail and access to loft space.

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Details

Bedroom One
This good-sized double bedroom is positioned at the front of the property and has a pleasant outlook over the front elevation towards the Colne Valley via a uPVC and double-glazed window. It has coving to the ceiling, a picture rail, a ceiling light point and a radiator.



Bedroom Two
This double bedroom is positioned at the rear of the property and has built-in wardrobes with hanging rails and shelving to both alcoves. It has coving to the ceiling, a picture rail, a ceiling light point and a radiator. A uPVC and double-glazed window allows natural light from the rear elevation.



Bedroom Three
This single bedroom has in the past been used as a work-from-home study. It has a built-in storage cupboard over the bulkhead, coving to the ceiling, a picture rail, a ceiling light point and a radiator. A uPVC double-glazed window provides natural light and views from the front elevation.



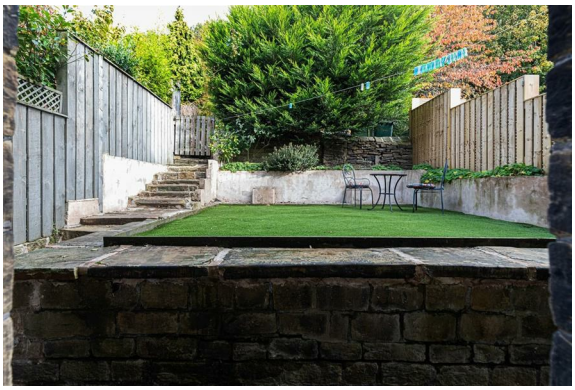
Bathroom
The bathroom has a modern white four-piece suite comprising a low-level WC, a pedestal hand basin with traditional style twin taps, a panelled bath with matching taps and a shower cubicle, home to a Mira electric shower. There is tiling to dado height, contrasting tiling to the floor, coving to the ceiling and inset downlights. A storage cupboard houses the Baxi central heating boiler, and a uPVC and double-glazed window allows natural light from the rear elevation.



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Details

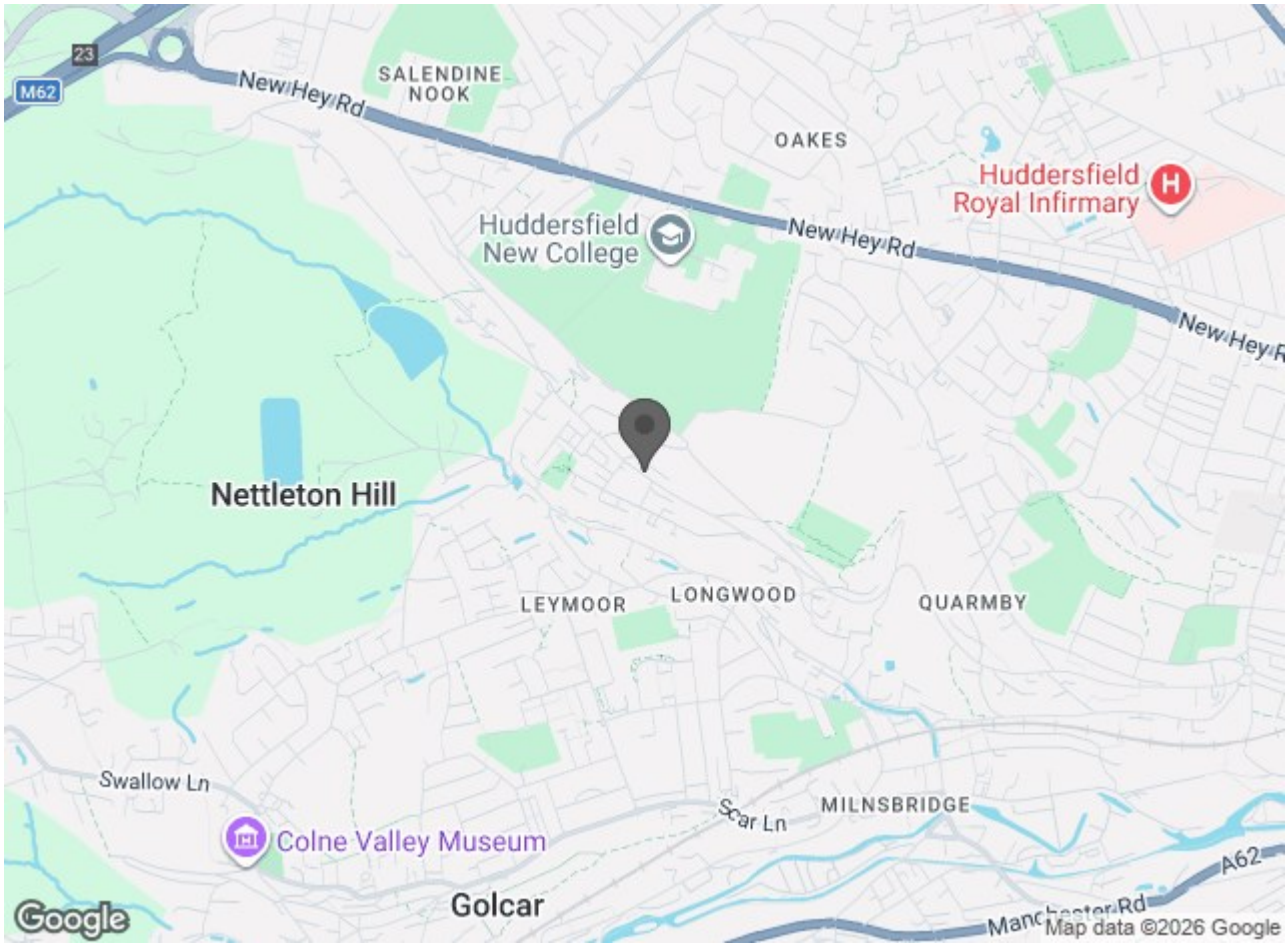
External Details
At the front of the property, there is a fenced and flagged patio area with a southerly aspect and a useful bin store. At the rear, there is a terraced, lawned garden with fenced and mature shrubbery borders. There is an artificial lawned area, an outside water tap and allocated parking spaces.



Tenure
The vendor informs us the property is Leasehold

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Directions



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