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Dodlee Lane, Longwood Huddersfield,

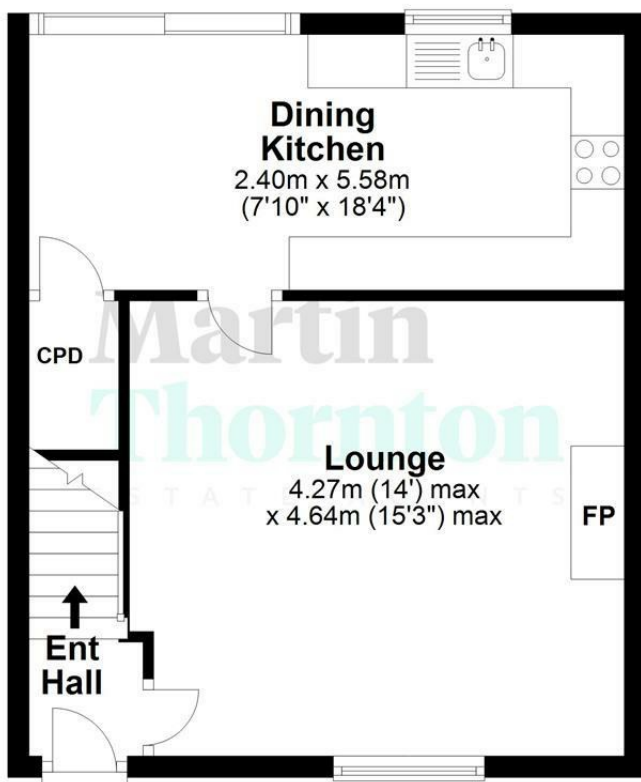
**Offers in the region of
£275,000**

A superbly presented, three-bedroom semi-detached home with a high specification interior, enjoying a most enviable position backing onto open fields, with views towards the golf course. The property is located in this ever-popular area with ease of access to local amenities and M62 motorway network. The home has benefitted from many upgrades in the recent years. The accommodation comprises an entrance hall, good-sized living room, kitchen/diner with integrated appliances, three bedrooms and a high specification bathroom. The property has a gas-fired central heating system and uPVC double-glazing. Externally, the property has a block paved driveway at the front. To the rear, there is an enclosed garden, which is a real afternoon sun trap, enjoying a westerly aspect and backing onto open fields with superb views. An early inspection is advised to appreciate the standard of presentation throughout and the open views enjoyed by the property.



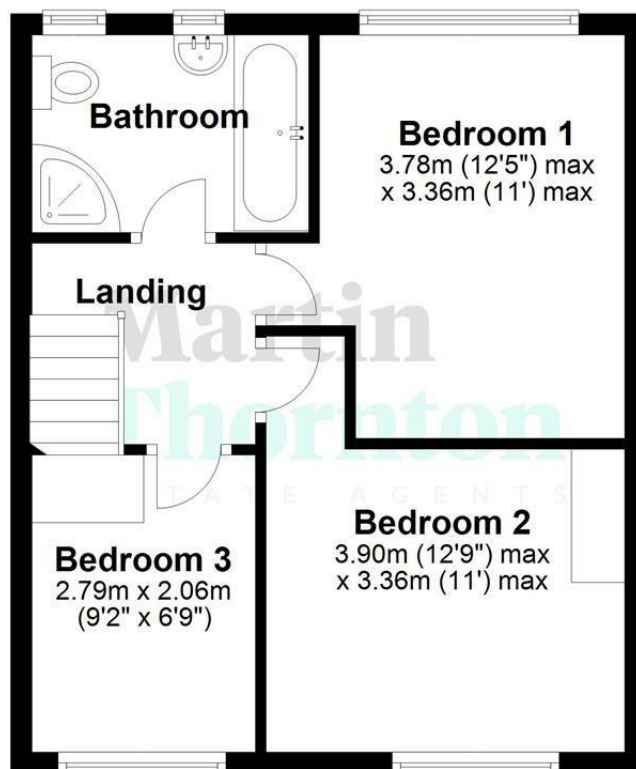
Ground Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.1 sq. feet)



Total area: approx. 75.0 sq. metres (807.5 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.

Dodlee Lane, Longwood Huddersfield,

Details



Entrance Hall

A uPVC door with double-glazed inserts opens to the entrance hall, where there is vinyl style flooring, hanging hooks for coat storage and a ceiling light point. A staircase with feature panelling rises to the first floor landing and a timber door gives access to the living room.

Living Room

This reception room is positioned at the front of the property and has a lovely outlook over the bowling green and beyond via a uPVC and double-glazed window. There is coving to the ceiling, a ceiling light point and a wall-hung radiator. A timber door gives access to the kitchen/diner.



Kitchen/Diner

This room has a range of modern wall and base cupboards, drawers, roll-edge granite worktops, splashbacks and a stainless steel sink with mixer tap and grooved drainer. Integrated appliances include an oven with overlying canopy style filter hood with downlighting, fridge freezer and dishwasher. This home is to the Worcester central heating boiler. There is a uPVC and double-glazed window overlooking the rear garden with a wooded backdrop, a ceiling light point and laminate style flooring that continues into the dining area. The dining area has spotlights to the ceiling, a wall-hung radiator and plenty of room for freestanding furniture. A sliding uPVC and double-glazed patio door gives access to the rear garden. There is a useful under stairs storage cupboard with shelving, home to the electric fuse board.



Dodlee Lane, Longwood Huddersfield,

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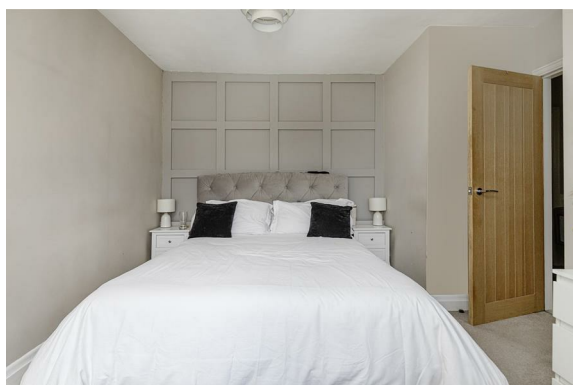
First Floor Landing

From the entrance hall, the staircase rises to the first floor landing, where there is feature panelling, a ceiling light point and a glazed balustrade. There is access to boarded loft space via a pull-down ladder.



Bedroom One

This double bedroom is positioned at the front of the property and has feature panelling to one wall. It has a central ceiling light point, a radiator and a uPVC window with views over the bowling green and Longwood beyond.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a lovely outlook over fields and beyond via a uPVC and double-glazed window with integrated blind. There is a central ceiling light point, a radiator and feature panelling to one wall.



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Details



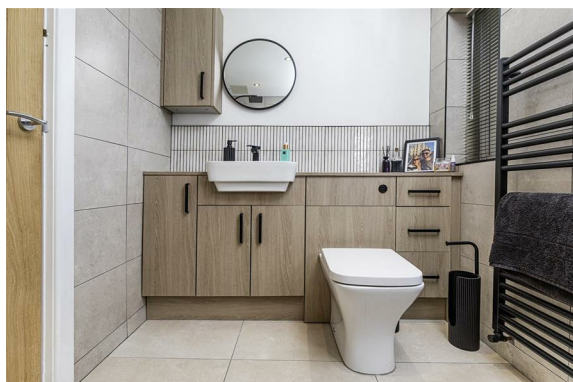
Bedroom Three

This bedroom is positioned at the front of the property and has panelling to dado height and a wall-mounted radiator. There is a fitted wardrobe with hanging rails and shelving over the bulkhead and a ceiling light point.



House Bathroom

The bathroom has a modern white suite comprising a panelled bath with a decorative splash screen, with a waterfall style mains fed shower over, a hand basin with storage cupboard and drawers below and a low-level WC with concealed cistern. There is a wall-mounted storage cupboard, feature splashbacks, tiling to the floor, contrasting tiling to the walls and ceiling downlighting. The room has two uPVC and double-glazed windows to the rear elevation and a ladder style heated towel rail.



Dodlee Lane, Longwood Huddersfield,

Details



External Details

At the front of the property, there is a block paved double-width driveway providing off-road parking, security lighting and stone steps leading to the front door. At the rear, there is an Indian slate patio area with fenced and shrubbery borders, security lighting and a water point. The rear of the property enjoys a westerly aspect with a lovely wooded backdrop. The patio continues around the side of the property to the front and access can be gained to the front via a timber gate.



Tenure

The vendor informs us that the property is freehold.

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Directions

