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Longwood Gate, Longwood Huddersfield,

**Offers in the region of
£350,000**

This charming Grade II listed character property beautifully combines period charm with modern comfort, offering spacious and versatile accommodation in a sought-after setting, enjoying an elevated position with far-reaching views across Golcar and the surrounding countryside. Ideally situated, the home also benefits from excellent transport links, with convenient access to local bus routes serving Huddersfield town centre and the nearby M62 motorway, providing connections to Leeds, Manchester, and beyond.

The property features four generously proportioned bedrooms, including an impressive principal bedroom with en-suite facilities. At the heart of the home is a well-appointed kitchen diner, complete with integrated appliances. The inviting living room is enhanced by a multi-fuel stove, adding warmth, character, and a cosy focal point. Outside, the property boasts a beautifully maintained raised garden and a Yorkshire stone seating area, perfectly positioned to enjoy the sunshine throughout the day. To the rear, a further raised garden offers a variety of vegetable beds, a greenhouse, and a useful timber shed, creating an ideal space for keen gardeners or those who enjoy outdoor entertaining. The property also benefits from a parking space. A rare opportunity to acquire a characterful home that offers generous living space, beautiful outdoor areas, stunning views, and an enviable balance of rural charm and commuter convenience.

Longwood Gate, Longwood Huddersfield,

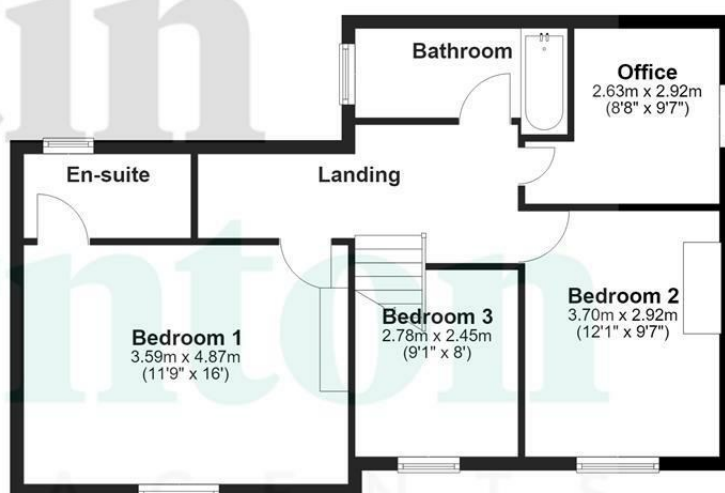
Floorplan



Ground Floor



First Floor



Longwood Gate, Longwood Huddersfield,

Details



Entrance Hall

A timber door with opaque stained glass inserts and a matching over-light opens to the entrance hall, which has Amtico flooring, decorative coving to the ceiling and a contemporary style radiator. A staircase gives access to the first floor landing and a timber door leads into the living room.

Living Room

The living room has original pine flooring throughout, a high ceiling with a ceiling rose and original decorative coving and a stone hearth with a timber surround, home to a multi-fuel stove. There is a floor-to-ceiling sash window allowing natural light from the front elevation, along with two wall light points, a central ceiling light point and two contemporary style radiators.



Dining Room

Positioned at the front of the property, the room has two sliding sash windows, Spanish terracotta style flooring running throughout and an exposed beam to the ceiling. The focal point of the room is an open grate, cast iron gas fire with tile and timber surround. There are two ceiling light points and a set of timber and bevelled glazed bi-folding doors open to the kitchen, which is positioned at the rear of the property.



Longwood Gate, Longwood Huddersfield,

Details



Kitchen

The kitchen has a range of wall and base cupboards, drawers and roll-edge worktops and a one-and-a-half bowl composite sink unit with a Quooker tap. Integrated appliances include a four-ring Bosch hob with overlying filter hood, double oven and warming drawer. There is space and plumbing for an automatic washing machine, space for a fridge freezer and a radiator. The room has Amtico flooring running throughout, ceiling spotlights and a creel. A sash window allows natural light from the side elevation. An oak door leads to a useful cellar. A timber and glazed door leads to the rear of the property.

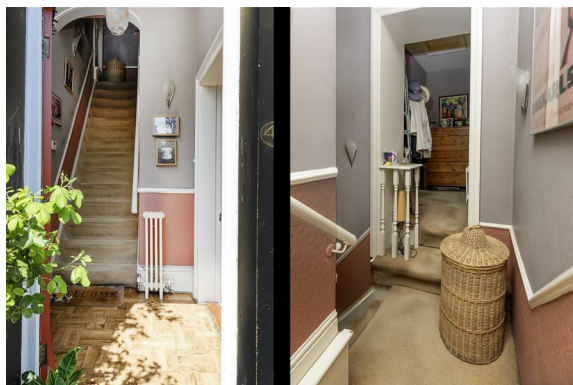


Cellar

The cellar is perfect for storage and has power, lighting and working surfaces. The electric fuse board is housed in this area.

First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, where there is decorative coving to the ceiling, a ceiling light point and a dado rail. There is a useful cupboard with a sliding door and shelving. The landing has a contemporary style radiator and access to loft space.



Longwood Gate, Longwood Huddersfield,

Details



Bedroom One

This double bedroom is positioned at the front of the property and has a sash window allowing wonderful views towards Golcar and beyond. It has useful fitted wardrobes with hanging rails and shelving, a contemporary style radiator and two wall light points. There is an original open grate cast iron fire on a stone hearth with a timber surround. Being the master bedroom, it has the advantage of an en suite shower room.



En Suite Shower Room

The shower room has a white suite comprising a low-level WC, a pedestal hand basin with twin taps and a corner shower cubicle with a Triton electric shower. There is oak style flooring running throughout, decorative panelling and tiling to the walls, a ceiling light point, two wall light points a chrome towel rail. A timber framed window provides natural light from the rear elevation.



Longwood Gate, Longwood Huddersfield,

Details



Bedroom Two

This double bedroom is positioned at the front of the property and has a timber sash window with lovely views towards Golcar and beyond. It has fitted bookcases to both alcoves. There is a ceiling rose, coving to the ceiling, a dado rail, two wall light points and a radiator.



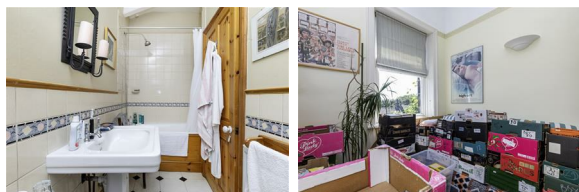
Bedroom Three

This double bedroom is currently utilised as a work-from-home study and has a central ceiling light point, a sliding sash window providing natural light and a radiator.



Bedroom Four

This double bedroom is positioned at the front of the property and benefits from the lovely views. It has access to loft space, a wall light point and a radiator.



House Bathroom

The bathroom has a traditional style white suite comprising a low-level WC, pedestal hand basin with twin taps and a panelled bath with a mains fed shower over. There is appropriate tiling to the walls, Amtico flooring running throughout and a radiator. The room has a ceiling light point, a wall light point and a sash window providing natural light.

Longwood Gate, Longwood Huddersfield,

Details



External Details

At the rear of the property, there is a raised garden area with a variety of vegetable beds, a greenhouse, a useful timber shed and a raised patio seating area, perfect for outdoor entertaining and enclosed by cast iron fence. Flagged steps lead to a cast iron access gate and a hardstanding, perfect for off road parking. There is an outside water point and light points. At the front of the property, there is a raised lawned garden with walled borders and hedges, lots of flower beds and a storage shed. Yorkshire stone steps lead to the front door. There is a further Yorkshire stone flagged seating area and lighting.



Tenure

The vendor informs us that the property is freehold.

Longwood Gate, Longwood Huddersfield,

Directions

