



Longlands Bank,Thongsbridge HOLMFIRTH HD9 7HR

welcome to

Longlands Bank, Thongsbridge HOLMFIRTH

MODERN FOUR BEDROOM DETACHED RESIDENCE BOASTING TWO SHOWER ROOMS, LOCATED IN THE VILLAGE OF THONGSBRIDGE WITH NEARBY WELL REGARDED SCHOOLING AND ENHANCED BY ATTRACTIVE GARDENS AND GARAGE.

Summary

Beautifully presented four bedroom detached family home

situated in a sought-after cul-de-sac location within the popular village of Thongsbridge. This impressive detached residence occupies an elevated position, offering attractive views and a wonderful sense of privacy to the rear. Ideally placed for access to well-regarded local schools, excellent amenities, and convenient commuting routes, this home is perfectly suited to modern family living.

The property is immaculately presented throughout and briefly comprises: a welcoming entrance hallway leading to spacious and versatile living accommodation, including a bright and comfortable lounge and a stylish, contemporary kitchen fitted with quality units and integrated appliances—perfect for both everyday family life and entertaining.

Upstairs, the property boasts four well-proportioned bedrooms, complemented by two modern shower rooms, both finished to a high standard to provide convenience and practicality for a growing family. Externally, the home benefits from a driveway leading to an integral garage, providing off-road parking and storage. To the rear, there is a particularly attractive and well-maintained garden, offering a pleasant outdoor space ideal for relaxing, entertaining, or family enjoyment.

This superb home combines location, space, and style, making it an excellent opportunity for buyers seeking a quality property in a desirable residential setting.

Accommodation

Entrance Hall

Having a vinyl floor covering and radiator leading to the inner hallway with a continuation of the floor covering and a further central heating radiator.

Kitchen

18' 5" x 8' 2" max (5.61m x 2.49m max)

Fitted with a stylish range of high gloss wall and base units with complementary quality Quartz worksurfaces incorporating one and a half bowl sink and drainer unit with mixer tap. Appliances include the five burner gas hob with extractor hood, gas double oven, integral microwave and integrated fridge, whilst there is also plumbing for the washing machine. The room has a parquet style floor covering, inset ceiling lighting and is double glazed to front aspect affording a pleasant outlook.

Cloaks/W.C

Fitted with a white low flush w/c and hand washbasin with tiled splashbacks, a chrome effect heated rail ladder and double glazed obscure window. A built in storage cupboard with space for the tumble dryer/washing machine.

Lounge/Dining Room

20' x 17' 1" (6.10m x 5.21m)

The spacious dining area provides an excellent setting for entertaining, complete with a central heating radiator and staircase ascending to the first floor.

A split-level design, with two steps leading down, opens into a bright and generously proportioned living area. A good sized double-glazed bay window overlooks the rear garden, filling the room with natural light, while a living flame gas fire with feature surround creates a cosy focal point. A glazed door offers direct access to the garden, enhancing the sense of space and flow.

First Floor

Bedroom One

10' 9" to robe x 9' 6" (3.28m to robe x 2.90m)





A double room with fitted wardrobes, central heating radiator and double glazed to rear aspect overlooking the garden.

Bedroom Two

14' 5" x 9' 10" (4.39m x 3.00m)

Again a generous double room with fitted wardrobes, radiator and double glazed to front aspect boasting the views.

Bedroom Three

14' 4" plus recess x 9' 9" (4.37m plus recess x 2.97m)

The third double room has a central heating radiator and offers the distant views towards Castle Hill.

Bedroom Four

17' 5" x 7' 1" (5.31m x 2.16m)

The fourth bedroom again of double proportions is a veristile room that has been used as a workspace/office with point for fibre broadband, ideal for the home worker. It all has a central heating radiator and is double glazed to rear aspect.

Shower Room One

The larger of the two shower rooms is fitted with a white low flush w/c and hand washbasin along with quadrant shower cubicle that has a rainfall unit and attachment. There are complimentary panel surrounds, a laminate floor covering, a heated rail and double glazed obscure window.

Shower Room Two

Again a white low level w/c and hand washbasin with shower cubicle, tiled surrounds and inset ceiling lighting.

External

To the front of the property is a driveway providing off street parking for at least two cars and leading to the integral garage, also accessible from the hallway. The garage has a remote door, power and lighting and houses the central heating boiler. The rear gardens afford a good degree of privacy and are

predominantly lawned with a paved patio and a variety of plants and shrubs. Being south west facing means the garden is ideal for sun lovers.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/HMF108866



welcome to

Longlands Bank, Thongsbridge HOLMFIRTH

- Modern Detached Property
- Four Double Bedrooms
- Two Shower Rooms
- Integral Garage
- Attractive Gardens

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over
£375,000

directions to this property:

Leave Holmfirth via Huddersfield Road towards Honley. On reaching Thongsbridge turn left into Miry Lane. Follow this road and after a short distance turn right into Longlands Bank where the property can be found on the right hand side.



Total floor area 140.5 m² (1,513 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/HMF108866



Property Ref:
HMF108866 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk