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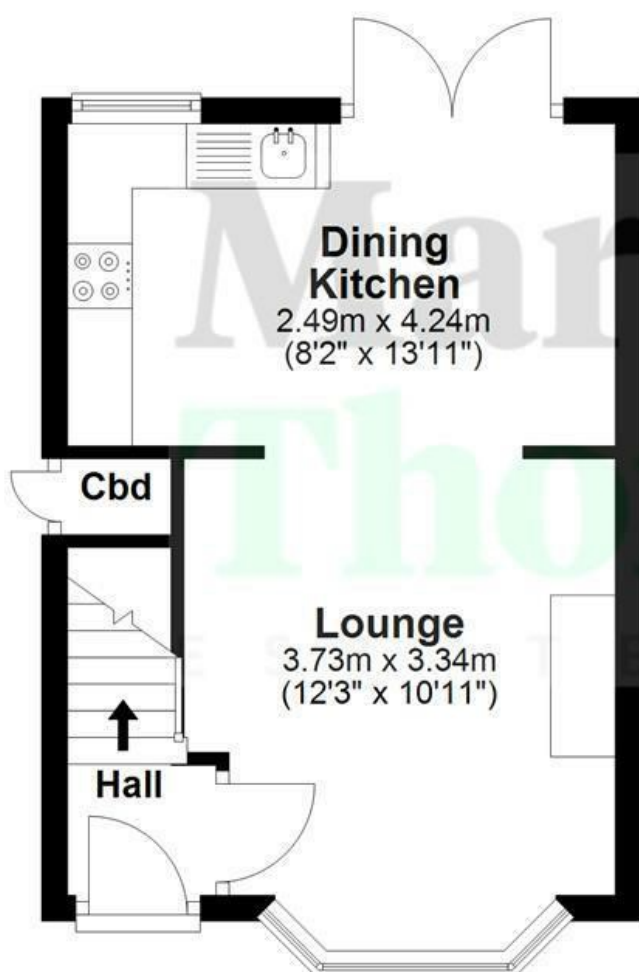
Rufford Road, Longwood Huddersfield,

**Offers in the region of
£150,000**

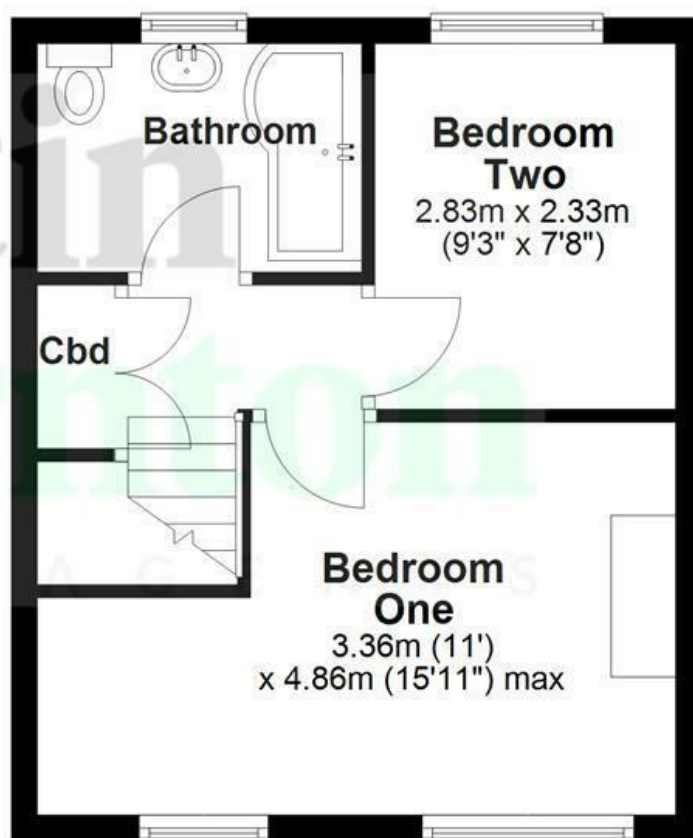
This charming, two double bedroom mid-terraced property is situated in one of Huddersfield's most sought after postcodes. It offers spacious accommodation and excellent potential, making it an ideal home for first time buyers or investors alike. The accommodation briefly comprises an entrance hallway, spacious living room with bay window and kitchen diner with integrated appliances. On the first floor, there are two well-proportioned bedrooms and a house bathroom. The property has a gas-fired central heating system and has predominantly uPVC double-glazing throughout. Externally, the property benefits from a generous lawned garden at the front, offering the potential to be adapted for off-road parking, subject to the necessary consents. At the rear, there is an enclosed garden with a raised, decked seating area, ideal for outdoor entertaining. This property is offered with the benefit of no upwards chain.



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Entrance Hall

A uPVC door with double-glazed insert and matching double-glazed overhead panel opens to the entrance hall, where there are hanging hooks for coat storage and a radiator. A staircase leads up to the first floor landing and a timber door gives access to the living room.

Living Room

This room is located at the front of the property and has a walk-in splayed bay window with three uPVC double-glazed panels. It has a ceiling light point, a radiator and useful fitted cupboards and shelving to the alcoves. The focal point of the room is a recessed hearth, home to a freestanding electric log-effect fire. An archway gives access to the kitchen diner.



Kitchen Diner

This room has a lovely open-plan aspect, with a range of wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink with twin taps and brick style tiled surrounds. Integrated appliances include an oven, four-ring gas hob and a canopy style filter hood. There is space for a freestanding fridge freezer, plumbing for an automatic washing machine and laminate style flooring throughout, which continues into the dining area. There is plenty of room for freestanding furniture, a ceiling light point and a radiator. This room is home to the Heatline Monza central heating boiler. There is a uPVC window and a set of uPVC French doors provide access to the rear garden.



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First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, where there is a ceiling light point, access to loft space and useful storage cupboards, perfect for linen, bedding and towels, etc. Access can be gained to the following rooms:



Bedroom One

This double bedroom is positioned at the front of the property and has a lovely outlook via two uPVC double-glazed windows. It has a central ceiling light point, a radiator and plenty of room for fitted or freestanding furniture.



Bedroom Two

This double bedroom has a uPVC double-glazed window overlooking the rear elevation, a central ceiling light point and a radiator.



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House Bathroom

This room has a white suite comprising a low-level WC, vanity hand basin with mixer tap and storage cupboard beneath and a P-shaped bath with a curved splash screen and a Gainsborough electric shower over. There is laminate style flooring, appropriate tiling to the walls, a ceiling light point and a chrome ladder style heated towel rail. A uPVC double-glazed window allow natural light from the rear elevation.



External Details

At the front of the property, there is a fenced and walled garden with a lawn and a hardstanding area. There is a useful storage cupboard at the side of the property, ideal for storing tools, etc., with power connected. At the rear, there is a patio garden, perfect for outdoor entertaining, a water point, a further lawn and a decked area. The rear garden benefits from a westerly aspect.



Tenure

The vendor informs us that the property is leasehold and we await further information.

Rufford Road, Longwood Huddersfield,

Directions

