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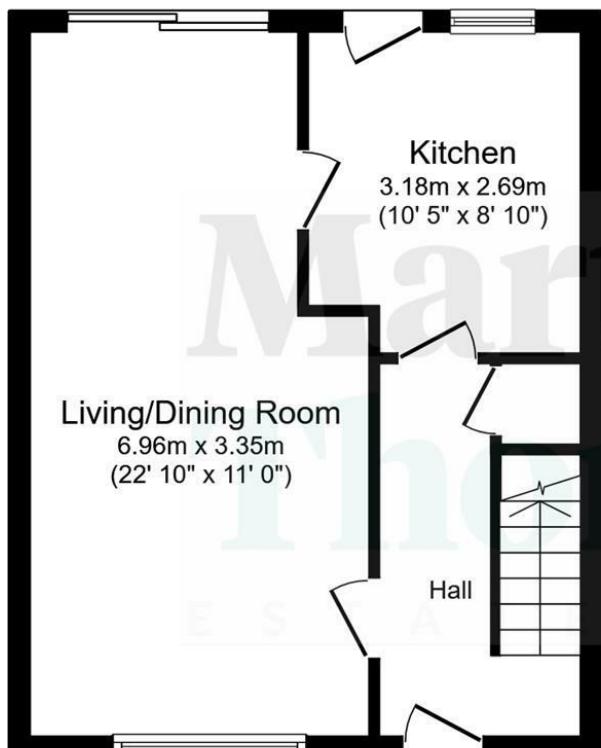
**Side Lane, Longwood  
Huddersfield,**

**Offers in the region of  
£240,000**

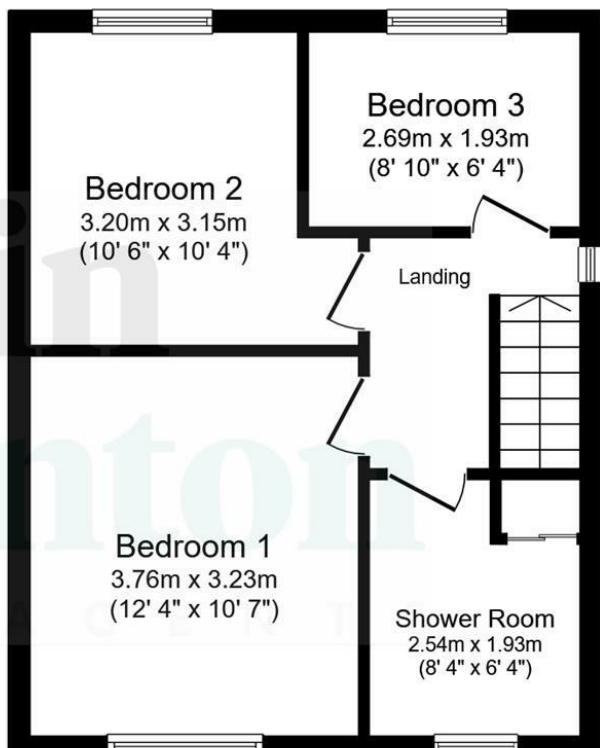
This three-bedroom end town house in a block of three has provision for parking, a garage and an enclosed rear garden. It is located in this popular area, with ease of access to local amenities and the motorway network. The light and bright interior comprises an entrance hallway, an open-plan living/dining room and a new kitchen with quartz worktop and some integrated appliances. On the first floor, there are three bedrooms, the master with built-in furniture, and a new shower room which is fully tiled. The property benefits from a gas-fired central heating system with new radiators throughout and a combination of uPVC and sealed unit double-glazing. Externally, at the front of the property, there is a resin driveway providing side-by-side parking and a garage at the rear. The enclosed rear garden can be a real sun trap, enjoying a southerly aspect and fabulous countryside views. It has a paved seating area and a lawn. An early inspection is advised.



Floorplan



Ground Floor  
Floor area 37.9 sq.m. (408 sq.ft.)



First Floor  
Floor area 37.9 sq.m. (408 sq.ft.)

Total floor area: 75.7 sq.m. (815 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)



### **Entrance Hallway**

An new external composite door with decorative opaque glazed panels gives access to the entrance hallway. A spindle balustrade staircase rises to the first floor accommodation, beneath which is a useful storage cupboard. There is coving to the ceiling, a radiator and a door leading into the living/dining room.



### **Living/Dining Room**

This large open-plan room runs from front to back of the property and is particularly light and bright with double-glazed windows to the front elevation. The living area has a stylish newly fitted fire surround, home to an electric fire. There is plenty of space for furniture, coving to the ceiling and a contemporary upright radiator. The dining area can accommodate a formal dining table and is positioned at the rear of the property, with sliding patio doors out to the rear garden. The rear of the property enjoys a southerly aspect, making it light and bright. The coving to the ceiling continues and there is a second radiator.





**Details**

**Kitchen**

The new stylish kitchen has recently been installed and can be accessed from the hallway and the living/dining room. It has quartz worktops with tiled splashbacks and a sunken ceramic sink unit with a grooved draining area - . Integrated appliances include a Bosch induction hob with a matching oven beneath and a filter hood above. Concealed is the boiler for the central heating system. There is space for a freestanding fridge freezer and plumbing for an automatic washing machine. This room is positioned at the rear of the property, enjoying a southerly aspect. There is a new rear composite door with an opaque glazed panel, a door from the hallway and a radiator.



**First Floor Landing**

From the entrance hallway, a staircase rises to the first floor landing, which has a double-glazed side window and access to the fully insulated loft space.





**Details**

**Bedroom One**

This large double bedroom is positioned at the front of the property. It has built-in furniture comprising wardrobes, drawers, dressing table and bedside cupboards. There is a double-glazed window and a radiator.



**Bedroom Two**

This rear facing, double bedroom is light and bright with a double-glazed window overlooking open fields. There is plenty of space for furniture and a radiator.



**Bedroom Three**

This good-sized single bedroom is positioned at the rear of the property and has a double-glazed window also overlooking open fields and a radiator.





**Shower Room**

Recently updated this room has a large walk-in shower with a glazed screen and a wall-mounted/hand-held shower, a rectangular hand basin with storage below and a low-level WC with a concealed cistern. The walls are fully tiled, with a large integral laundry cupboard, a wall-mounted LED illuminated vanity mirrored cupboard and a radiator. The room has an opaque double-glazed window to the front.



**External Details**

In front of the property, there is a resin driveway providing parking for multiple cars and a garage to the rear with an up-and-over door. The rear garden can be a real sun trap, enjoying a southerly aspect. It has a paved patio, an adjoining level lawn, perimeter fencing and a side gate.

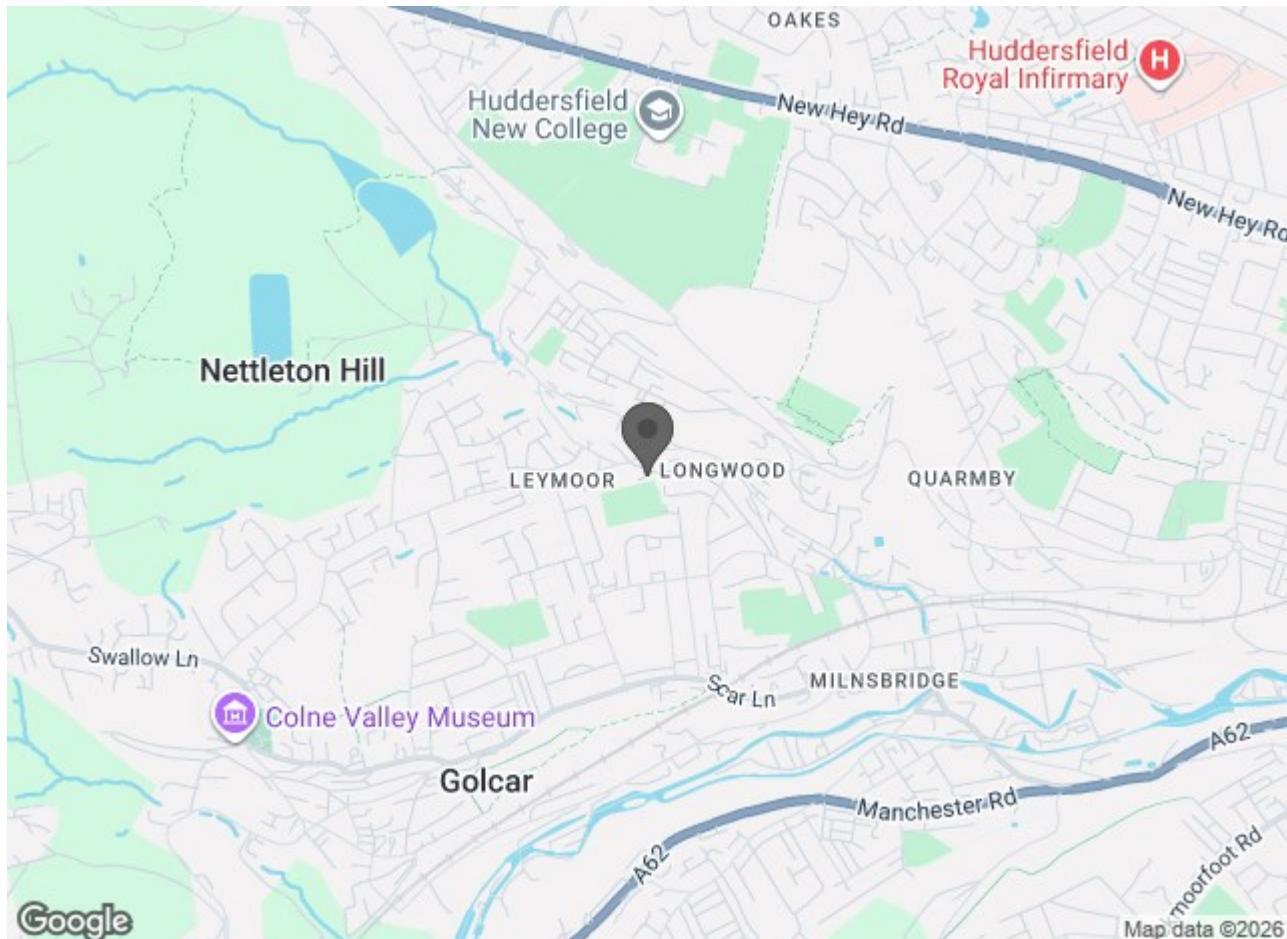


**Tenure**

The vendor has informed us that the property is Freehold.

# Side Lane, Longwood Huddersfield,

Directions



**Martin  
Thornton**  
ESTATE AGENTS

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