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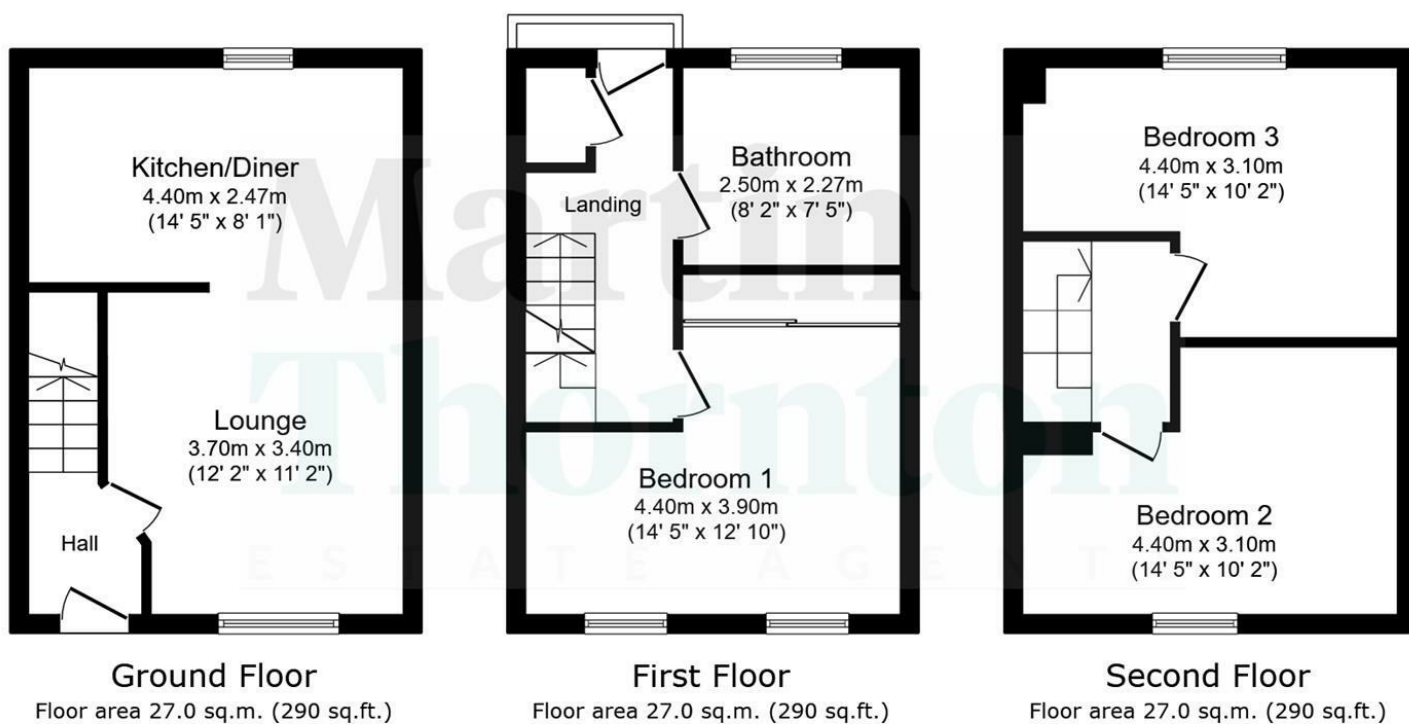
## Grove Nook, Longwood Huddersfield,

Offers in the region of  
**£210,000**

Tucked away in this lovely cul-de-sac setting is this well-presented, three double bedroom terraced property with two allocated parking spaces. It is accessed via stone steps leading to the entrance. The property has been well maintained and improved by the current owner and is conveniently situated within a short drive of the M62 motorway network. The accommodation comprises an entrance hall, living room and open-plan kitchen diner. On the first floor, there is a double bedroom and a stylish house bathroom. The second floor has two further double bedrooms. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, there is a raised low-maintenance garden with an artificial lawn and a flagged patio area at the front. To the rear, there is an attractive, raised decked and lawned garden with a hot tub gazebo, all benefitting from a westerly aspect.

# Grove Nook, Longwood Huddersfield,

## Floorplan



Total floor area: 80.9 sq.m. (871 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)

# Grove Nook, Longwood Huddersfield,

## Details



### Entrance Hall

A composite door with double-glazed inserts opens to the entrance hall, where there is shoe storage, a wall-hung radiator and a ceiling light. It has laminate style flooring running throughout and a staircase giving access to the first floor landing. A timber door gives access to the living room.

### Living Room

This room is positioned at the front of the property and has lots of natural light via a uPVC double-glazed window. There is ceiling downlighting, a wall-hung radiator, laminate style flooring running throughout and a useful under stairs storage cupboard.



### Kitchen Diner

This open-plan room has a continuation of the laminate style flooring. The kitchen area has a range of modern high gloss wall and base cupboards, drawers, roll-edge worktops and an inset stainless steel sink unit with mixer tap. Integrated appliances include an oven, induction hob with overlying filter hood, microwave, fridge freezer and washing machine. There is ceiling downlighting throughout, a uPVC window providing natural light from the rear elevation, a wall-hung radiator and a ceiling light point over the dining area. There is plenty of room for a dining table.



### First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, which has ceiling downlighting and a storage cupboard, home to the Heatline central heating boiler. A staircase gives access to the second floor landing and a uPVC door with a double glazed inserts leads out to the rear garden.

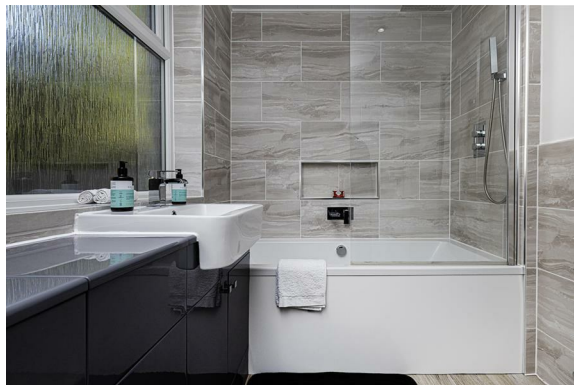
# Grove Nook, Longwood Huddersfield,

## Details



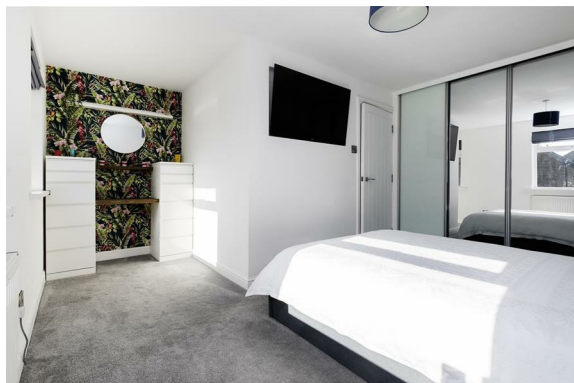
### House Bathroom

The bathroom has a white suite comprising a low-level WC with concealed cistern, vanity hand basin with storage below and a waterfall style tap, and a panelled bath with a waterfall style shower fitting over. There is laminate style flooring running throughout, contrasting tiling to the walls, ceiling downlighting, an extractor fan and a chrome ladder style heated towel rail. A uPVC double-glazed window provides natural light from the rear elevation.



### Bedroom One

This double bedroom is positioned at the front of the property and has two uPVC double-glazed windows. There are sliding mirrored door wardrobes with hanging rails and shelving, provision for a wall-mounted TV and a lovely vanity area with shelving and drawers. The room has feature panelling to one wall, a ceiling light point and a radiator.



### Second Floor

From the first floor landing, a staircase rises to the second floor, where there is access to partially boarded insulated loft space and a ceiling light point. Access can be gained to the following rooms:

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## Details



### Bedroom Two

This double bedroom has a feature triangular shaped window overlooking the front garden and beyond. There is ceiling downlighting throughout, a radiator and a useful storage cupboard/wardrobe over the bulkhead with hanging rails and shelving.



### Bedroom Three

This bedroom is a similar size to bedroom two and has a feature triangular shaped window to the rear elevation. There is ceiling downlighting throughout and a radiator.



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### External Details

At the front of the property, there is an artificial lawned garden area and second, raised artificial lawn with shrubbery borders. At the rear, there is a raised decked area, outside power and light points, storage under the raised decking. There is a low maintenance artificial lawn with raised borders and steps giving access to a covered hot tub gazebo. The rear garden benefits from a westerly aspect, becoming a real sun trap in the afternoon. Two allocated parking spaces are included.



### Tenure

The vendor informs us that this property is Freehold.

# Grove Nook, Longwood Huddersfield,

Directions

