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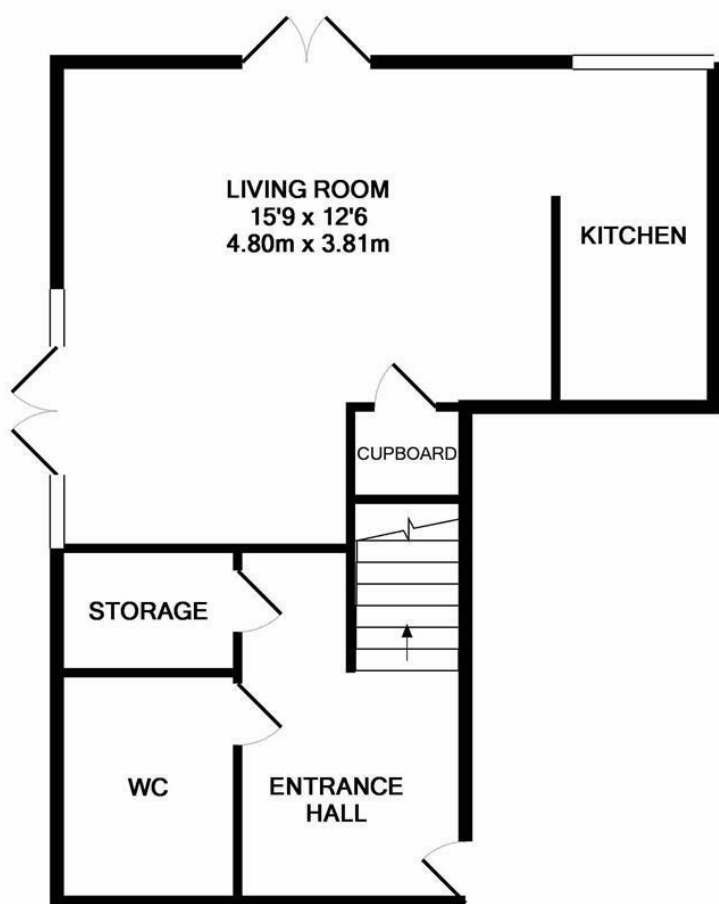
Stoney Lane, Longwood Huddersfield,

**Offers in the region of
£175,000**

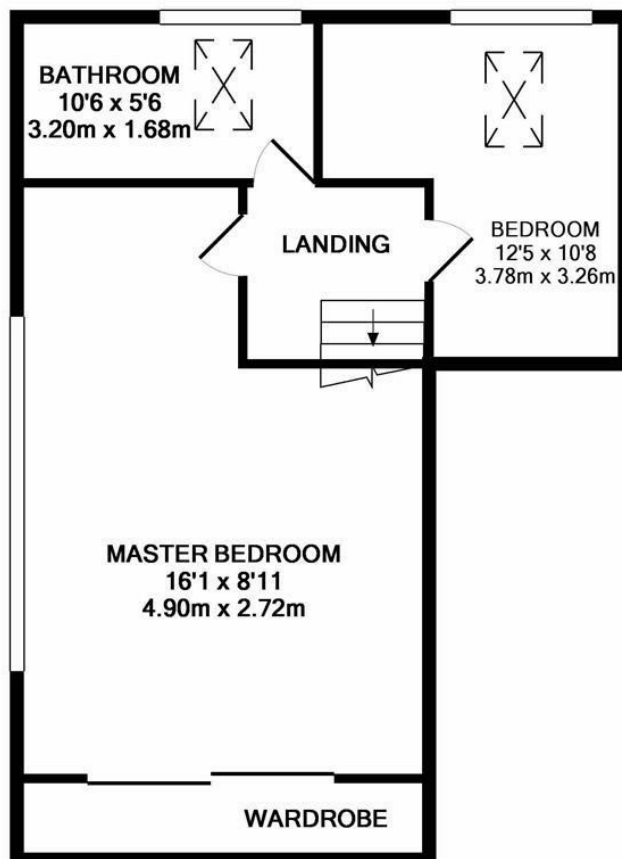
This spacious two double bedroom duplex apartment has a light and bright interior and superb a open plan living/dining kitchen with twin sets of doors leading out into its own enclosed garden area. The communal entrance hall serves just four individual properties. It is conveniently placed for local amenities, particularly the nearby Salendine Nook Shopping Centre, and is an ideal commuting base with the M62 close at hand. The accommodation comprises an entrance hall, guest WC, open-plan living/dining kitchen with integrated appliances and French doors, two double bedrooms with fitted wardrobes and a stylish bathroom. The property enjoys an electric central heating system, sealed unit double glazing and an alarm system. Externally, there is a designated parking space and visitor parking. Viewing highly recommended.

Stoney Lane, Longwood Huddersfield,

Floorplan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Stoney Lane, Longwood Huddersfield,

Details



Communal Hallway

An external entrance door gives access to the communal hallway, which serves just four apartments. Steps lead up to the first floor where the duplex apartment can be found.

Apartment Hallway

The hallway has a staircase rising to the first floor accommodation, along with light oak effect laminate flooring and a useful storage cupboard housing the hot water system. There is an electric heater and a telephone for the entry system. Off the hallway is the guest WC.



Guest WC

The two-piece suite comprises a rectangular trough style hand basin with storage beneath and a low-level WC. There is half height wall tiling with a decorative border tile. The room has a wall-mounted electric heater, an extractor fan and ceiling lighting.

Living/Dining Kitchen

This large open-plan room is particularly light and bright, enjoying a dual aspect with two sets of doors providing access to the garden areas. The use of furniture creates the individual areas and there is a useful under stairs storage cupboard. The kitchen area has units to high and low levels with worktops, tiled surrounds, a sink unit and under-unit lighting. Integrated appliances include an oven, hob with illuminated filter hood, fridge freezer, washer/dryer, slimline dishwasher. It has an island unit incorporating a breakfast bar. The adjoining living area can accommodate a good amount of furniture and has windows to two elevations. It has a continuation of the flooring from the hallway, space for a formal dining table and two electric heaters.

First Floor Accommodation

From the hallway, a staircase rises to the first floor accommodation.

Bedroom One

This large double bedroom has a vaulted ceiling and a large semi-circular window incorporating exposed stonework. It has a built-in quadruple wardrobe with high level cupboards and drawers below, along with plenty of space for further furniture. The room is light and bright with neutral decor and an electric heater.



Stoney Lane, Longwood Huddersfield,

Details



Bedroom Two

This second double bedroom has built-in sliding door treble wardrobes. In the angled roofline, there is a Velux window, beneath which is the top part of a semicircular window. There is also an electric heater.



House Bathroom

The stylish house bathroom has a three-piece suite comprising a bath with a curved shower screen and a shower attachment from the mixer tap, a pedestal wash hand basin and a low level WC. As with bedroom two, it has a Velux window, beneath which is an opaque semicircular window. The walls are tiled with a contrasting tiled floor along with spot lamps to ceiling, extractor fan and a wall mounted heater.



External Details

The property has an allocated parking space and use of the overspill car park. Twin doors lead onto all-weather decking, perfect for outdoor eating and entertaining, and space for garden storage. Adjoining this is a paved seating area with a lockable timber gate leading to the parking area. There is a laurel tree border and a garden area with artificial grass, which can be accessed from the double doors in the living/dining area. The backdrop is of the gable end of the former mill itself incorporates large arched glazing.



Tenure

The vendor has informed us that the property is Leasehold and we await further information.

Stoney Lane, Longwood Huddersfield,

Directions

