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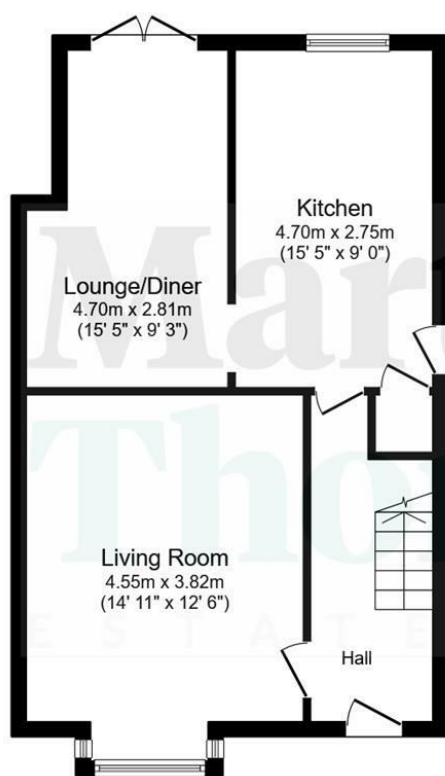
## Ayton Road, Longwood Huddersfield,

**Offers over £260,000**

This well-presented, light and bright, three-bedroom semi-detached home occupies a corner plot with gardens to three sides. It has been extended from its original design and offers ideal family accommodation in this popular residential area. The accommodation comprises an entrance hallway, living room with bay window, extended kitchen with integrated appliances, and dining room with French uPVC doors into the rear garden. On the first floor, there are three bedrooms, the master with built-in furniture, and a contemporary house bathroom. Access to loft storage is available via a drop-down ladder. The property has a gas-fired central heating system, predominantly uPVC double-glazing and a security system. Externally, there is a driveway providing off-road parking, a garage with an automatic door (currently used as an informal home office) and gardens to three sides. The front garden enjoys a southerly aspect. An early inspection is encouraged to appreciate the space, presentation and position that this home enjoys.

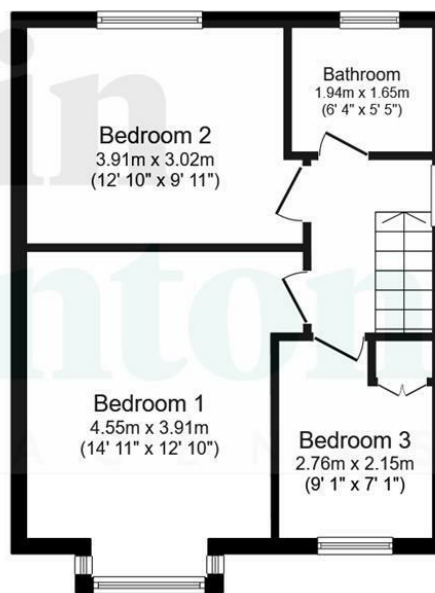
# Ayton Road, Longwood Huddersfield,

## Floorplan



**Ground Floor**

Floor area 52.5 sq.m. (566 sq.ft.)



**First Floor**

Floor area 41.2 sq.m. (443 sq.ft.)

Total floor area: 93.7 sq.m. (1,009 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)

# Ayton Road, Longwood Huddersfield,

## Details



### Entrance Hallway

A composite door with decorative opaque glazed panels gives access into the property's entrance hallway. The wide hallway has a staircase rising to the first floor accommodation, laminate flooring in a herringbone pattern, coving to the ceiling and a radiator. A panelled internal door leads into the living room.



### Living Room

This well-appointed room is positioned at the front of the property and has a bay window with uPVC glazing overlooking the garden. There is a continuation of the herringbone flooring and space for a good amount of furniture. It is particularly light and bright with a neutral colour palette. There are wall light points, provision for a wall-mounted TV and a radiator.



# Ayton Road, Longwood Huddersfield,

## Details



### Kitchen

From the hallway, a panelled internal door leads into the kitchen, which has been extended from its original design. It has an extensive array of units in a contemporary colour, with wood effect worktops and a sink unit with a single drainer and a mixer tap. Integrated appliances include a five-ring gas hob, above which is an illuminated filter hood, fan oven, combination oven above, fridge freezer and dishwasher. There is plumbing for an automatic washing machine. The clad ceiling incorporates downlighting. The room has a uPVC window to the rear, tiled splashbacks extending into the window sill and LVT flooring with an inset matwell. There is a useful under stairs storage cupboard, housing the boiler for the central heating system, a side composite door with an opaque glazed panel, and a radiator. From the kitchen, access can be gained into the dining room.



### Dining Room

This room has also been extended from its original design and is positioned at the rear of the property. It has French style doors providing access to the rear garden. The room can easily accommodate a large dining table and has space for a sitting area/play room. There is also a radiator.



# Ayton Road, Longwood Huddersfield,

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### First Floor Landing

From the entrance hallway, a staircase rises to the first floor landing, which has balustrading, coving to the ceiling and a side uPVC window.



### Bedroom One

This large double bedroom is positioned at the front of the property. It is presented to a high standard and has a walk-in bay window with uPVC glazing. There is built-in furniture comprising double and treble wardrobes, drawers and open shelving. The room has plenty of space for furniture, wall lights and a radiator.



# Ayton Road, Longwood Huddersfield,

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### Bedroom Two

This double bedroom is positioned at the rear of the property, and is presented to a high standard. It has a large uPVC window, plenty of space for furniture and access to the loft space.



### Loft Area

This area is boarded for storage and has lighting. Access is via a drop down ladder.

### Bedroom Three

This good-sized single bedroom is positioned at the front of the property. It has a built-in double wardrobe with hanging rails, a uPVC window and a radiator.



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### House Bathroom

The contemporary house bathroom has a white three-piece suite. The bath has curved shower screen, a wall-mounted shower fitting over and a hand-held shower attachment from the mixer tap. There is a rectangular hand basin with storage below and a low-level WC with a concealed cistern. The aqua panelled ceiling incorporates LED downlighting, and the walls and floor are tiled with decorative mosaic feature tiles. There is an opaque rear uPVC window and a chrome ladder style radiator.



### External Details

The property occupies a corner plot with gardens to three sides, perimeter walling and hedging. There is a level lawn with mature flowerbeds and borders. Gates give access a wide paved pathway that continues to the front of the property and to the door at the side of the property. On the right-hand side of the pathway is a level lawn with a small paved seating area. The front of the property can be a real sun trap, enjoying a southerly aspect. The driveway provides off-road parking, access to the garage and a metal gate leads into the garden. A wooden gates leads to the rear garden, where there is a timber shed and a full-width paved patio, which can be accessed via the uPVC doors in the dining room. There is external lighting and water. The lawned rear garden has a coloured slate border and a smaller paved seating area in the far corner.



### Garage

The garage has an automatic up-and-over door, power and lighting. Our clients currently use it as an informal home office.

### Tenure

The vendor informs us that this property is Freehold.

# Ayton Road, Longwood Huddersfield,

Directions

