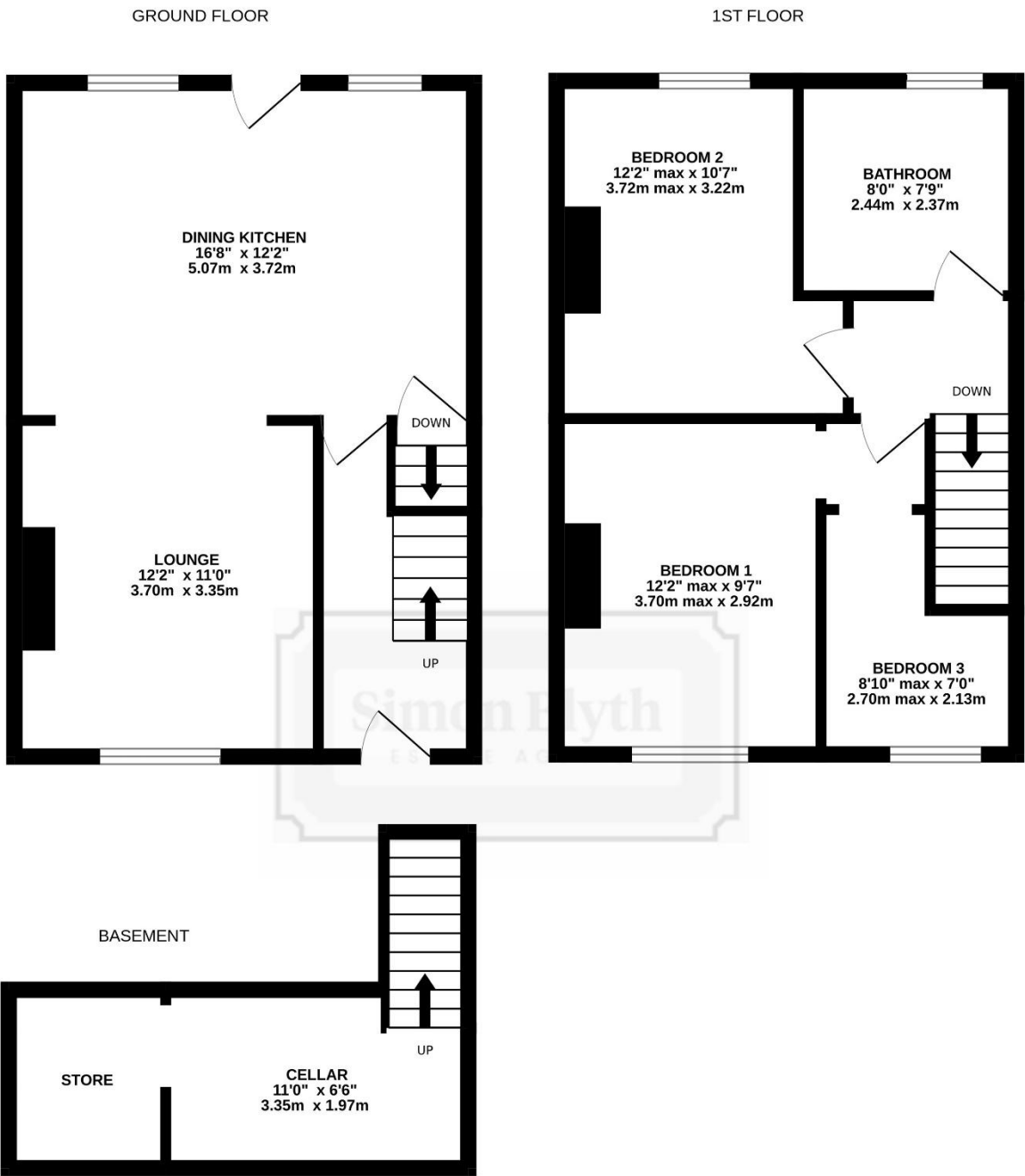


Simon Blyth
ESTATE AGENTS



LEYMOOR ROAD, HUDDERSFIELD, HD3 4SW



LEYMOOR ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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PROPERTY DESCRIPTION

EXCEPTIONALLY PRESENTED, MATURE, STONE CONSTRUCTION, MID-TERRACE FAMILY HOME, OFFERING OPEN-PLAN DINING-KITCHEN AND LIVING ROOM, THREE BEDROOMS AND A LUXURY HOUSE BATHROOM. CONVENIENTLY POSITIONED CLOSE TO AMENITIES AND TUCKED BETWEEN THE VILLAGES OF LONGWOOD AND GOLCAR, THE PROPERTY IS IN CATCHMENT FOR SCHOOLING AND IS OFFERED WITH NO ONWARD CHAIN.

The property accommodation briefly comprises of entrance hall, open-plan dining-kitchen which leads into a lounge with stove effect fire to the ground floor. To the first floor there are three well-proportioned bedrooms and the luxury house bathroom. Externally there the property is accessed directly off Leymoor Road and features a low maintenance, enclosed garden with beautiful Yorkshire stone flags which can be utilised as parking with five bar gates leading onto the lane at the back.

EPC rating: D Council tax: B Tenure: Leasehold

Offers Around £195,000

ENTRANCE

Enter the property through a double-glazed, PVC front door with obscure-glazed inserts to the entrance hall. The entrance hall features a wooden handrail with traditional spindle balustrade which proceeds to the first floor with essential carpet runner, a cast-iron, vertical column radiator with vanity mirror with ceiling light point, decorative dado panelling and a door provides access to the open plan dining kitchen.

OPEN PLAN DINING KITCHEN

Measurements – 16'7" x 12'0"

As the photography suggests, the open plan dining kitchen room offers a wealth of natural light which cascades through double-glazed windows to rear elevation and double-glazed, external door with obscure-glazed inserts that leads to the garden. The kitchen area features fitted wall and base units with contrasting cupboard fronts and with complementary work surfaces over which incorporate a single bowl, stainless steel sink and drainer unit with brushed chrome mixer tap. The kitchen benefits from a matching upstand to the work surface, a fabulous breakfast island with a four-ring, gas cooker. It also features a waist-level, fan-assisted oven and shoulder level, microwave combination oven and there is plumbing and provisions for an automatic washing machine, an integral, slimline dishwasher and space for a tall-standing fridge and freezer unit. The kitchen area then seamlessly leads into the dining area which has an anthracite, cast-iron column radiator and central ceiling light point and a large opening then leads seamlessly into the lounge.





LOUNGE

Measurements – 11'0" X 12'0"

As the photography suggests, the lounge is a generously proportioned, light and airy reception room with a bank of double-glazed windows to the front elevation. There is a central ceiling light point, a radiator and the focal point of the room is the inset fireplace with a cast-iron wood-burning stove, set upon a raised stone hearth.



LOWER GROUND FLOOR

Taking the stone stairwell from the open plan dining kitchen, you reach the lower ground floor which is a great space for additional storage. It has a work bench, lighting and power and houses the wall-mounted, combination boiler. The main cellar area measures 10'8" x 6'5" and then leads into a further storage area which again has useful fitted shelving and with space and provisions for a vented, tumble dryer. This room measures 6'8" x 5'6".

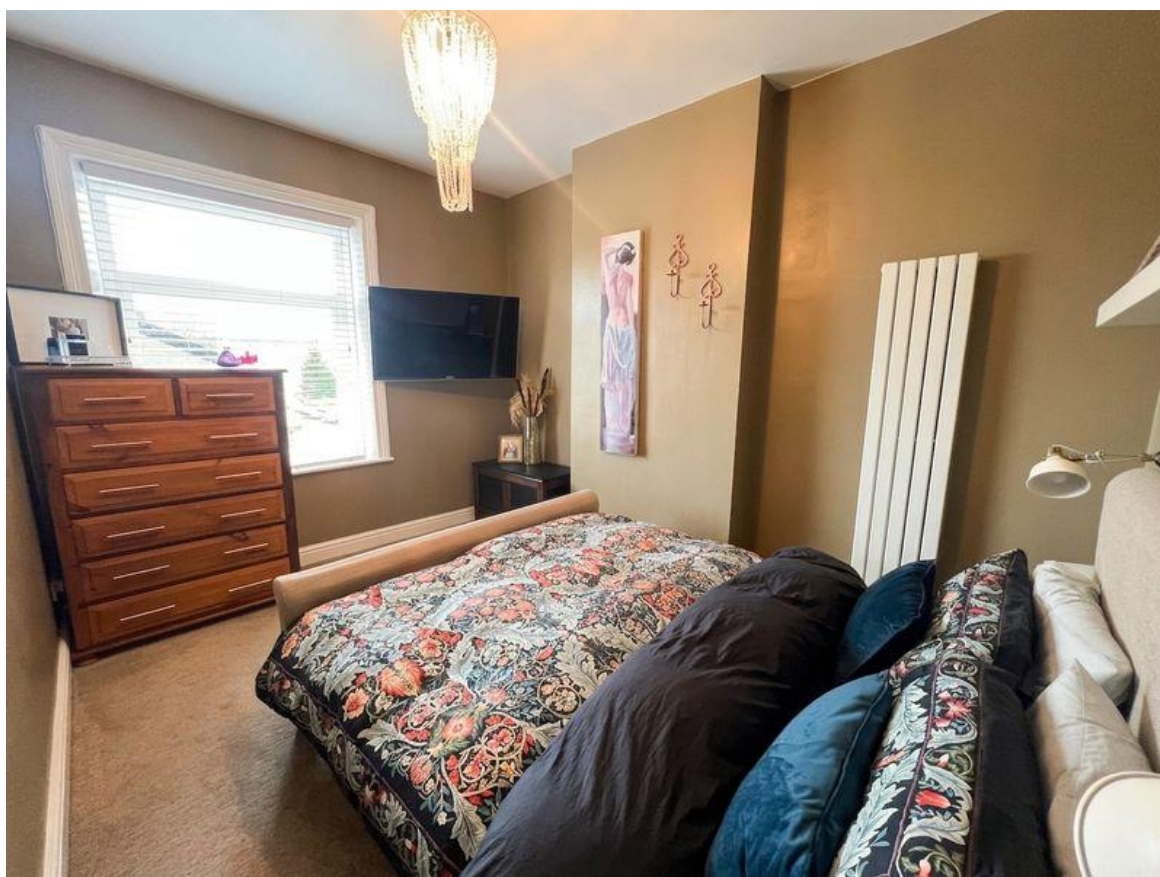
FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first-floor landing, which features a ceiling light point, a loft hatch provides access to a useful attic space and there are doors providing access to bedroom two, the house bathroom and enclosing a vestibule which leads to bedrooms one and three.

BEDROOM ONE

Measurements – 12'3" x 9'4" into alcove

Bedroom one is a light and airy bedroom which has ample space for free-standing furniture. It features a double-glazed window to the front elevation with pleasant, open-aspect views across nearby fields and with far-reaching views over the valley. There is a central ceiling light point and a vertical, column radiator.



BEDROOM TWO

Measurements – 10'7" into door recess x 12" reducing to 8'7" x 12'0"

Bedroom two can accommodate a double bed with ample space for free-standing furniture. It features a central ceiling light point, a radiator and a double-glazed window to the rear elevation which has a pleasant woodland backdrop over rooftops.



BEDROOM THREE

Measurements – 8'10" into door recess x 10"

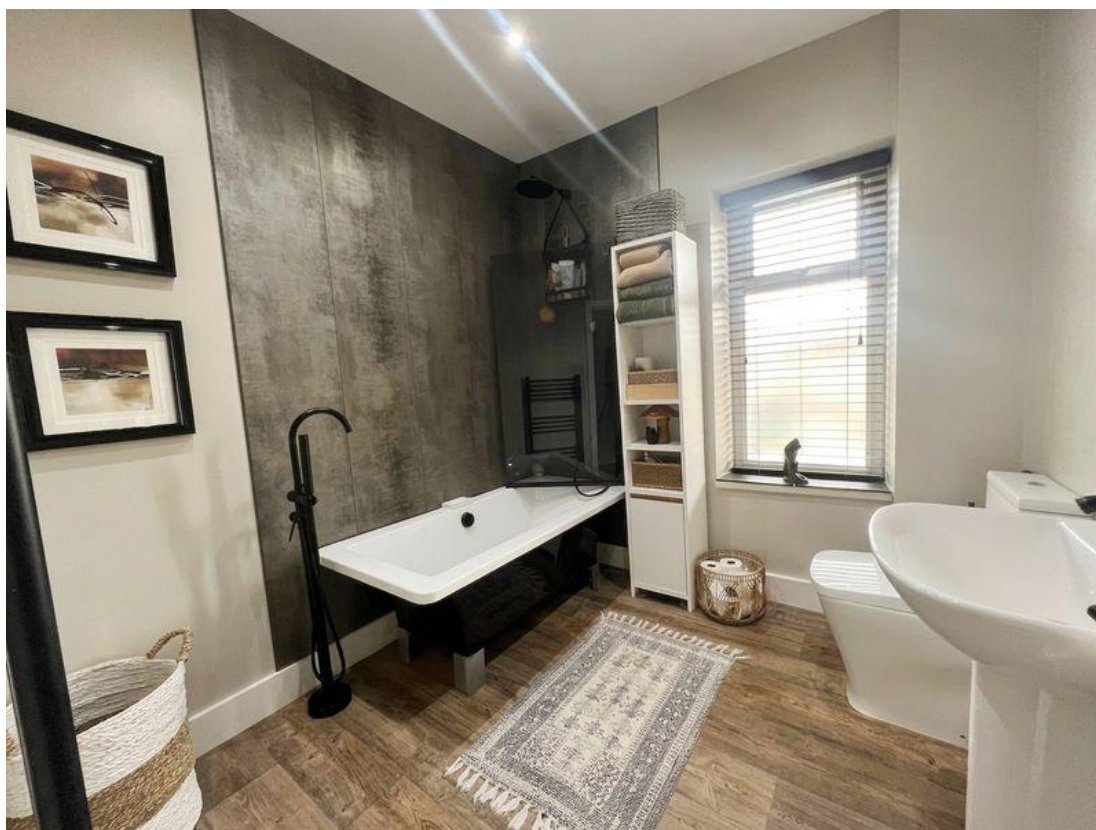
Bedroom three is currently utilized as a dressing room-cum-walk-in-wardrobe and can accommodate a single bed or be utilized as a home office. It features a double-glazed window to the front elevation which has a far-reaching view across nearby fields and into the distance. It has a ceiling light point and radiator.



HOUSE BATHROOM

Measurements – 7'8" x 7'10"

The bathroom features a modern, contemporary, three-piece suite which comprises of a free-standing, double ended bath with floor-mounted shower head mixer tap. The bath has a thermostatic, rainfall shower over with glazed shower guard, there is a low-level WC with push-button flush and a broad, pedestal wash handbasin with Monobloc mixer tap and tiled splashback. There is attractive panelling into the splash areas, inset spot lighting to the ceilings, a horizontal, ladder-style radiator and a double-glazed window with obscure glass and tiled sill to the rear elevation.



EXTERNAL FRONT

Externally to the front, the property is accessed via steps directly from Leymoor Road.

EXTERNAL REAR

To the rear of the property is a low-maintenance and enclosed garden which features fabulous, Yorkshire stone flagged patio with part-walled and part-fenced boundaries. As the photography showcases, there is a five-bar gate to the rear of the garden. As such, the rear patio could be utilized as an off-street parking area if required.



ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Leasehold

Local authority – Kirklees Council

Council tax band – B

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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Monday to Friday - 8.45 to 17:30

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