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## Longwood Road, Longwood Huddersfield, Yorkshire

**£650 Per month**

Having been recently renovated by the current owners is this well presented, rear, stone built, back-to-back terraced house. The property enjoys a private rear garden with a southerly aspect and may well prove suitable to a professional couple. Internally the property comprises of entrance hall, living kitchen complete with some integrated appliances and basement with useful keeping cellar. To the first floor there is a good sized bedroom and a house bathroom. The property enjoys a gas central heating system and is fully uPVC double glazed. Externally is the aforementioned enclosed garden benefitting from a southerly aspect.

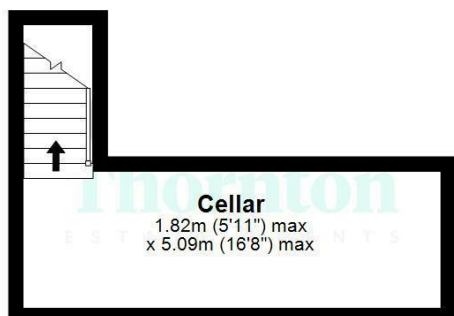
# Longwood Road, Longwood Huddersfield, Yorkshire

## Floorplan



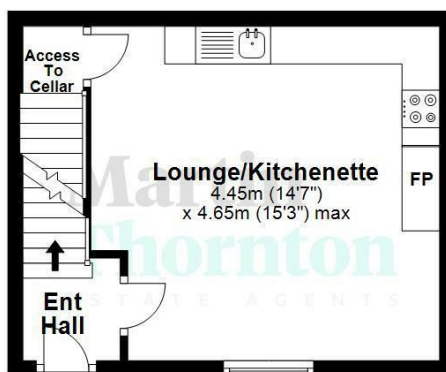
### Basement

Approx. 11.9 sq. metres (127.8 sq. feet)



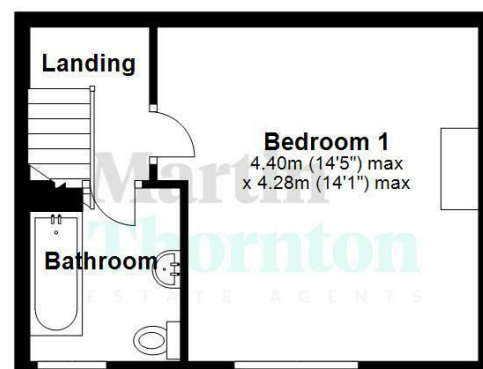
### Ground Floor

Approx. 24.7 sq. metres (265.9 sq. feet)



### First Floor

Approx. 26.5 sq. metres (285.3 sq. feet)



Total area: approx. 63.1 sq. metres (678.9 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.  
Plan produced using PlanUp.

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## Details



### Entrance Hall

With hanging hooks, a ceiling light point and a staircase rising to the first floor.

### Living Kitchen



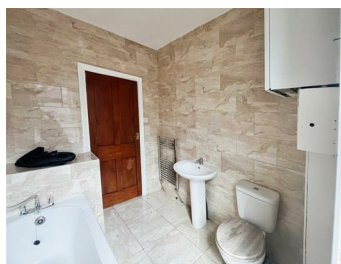
The living area has a large uPVC double glazed window looking out onto the garden area to the front elevation. There is a central ceiling light point, power points and a radiator. The kitchen is open to the living room and comprises of modern high gloss base cupboards and worktops, matching upstands and wall cupboards over. There is a split level hob and an oven with extractor hood, an inset stainless steel sink unit with overlying mixer tap. With inset downlights to the ceiling and a Karndean style floor running throughout. A single panel door gives access to the cellar where there is plumbing for an automatic washing machine and the steps lead down to a useful keeping cellar.

### Main Bedroom



This generous sized double bedroom has a uPVC double glazed window looking down to the garden below along with power points, TV aerial point and a radiator.

### House Bathroom



Having a white suite with low flush WC, pedestal hand basin with mixer tap over and power bath with a mixer tap shower head. The walls are tiled with contrasting tiled floor. There is a ceiling light point, wall mounted chrome ladder style heated towel rail and this room is home to the Vaillant central heating boiler.

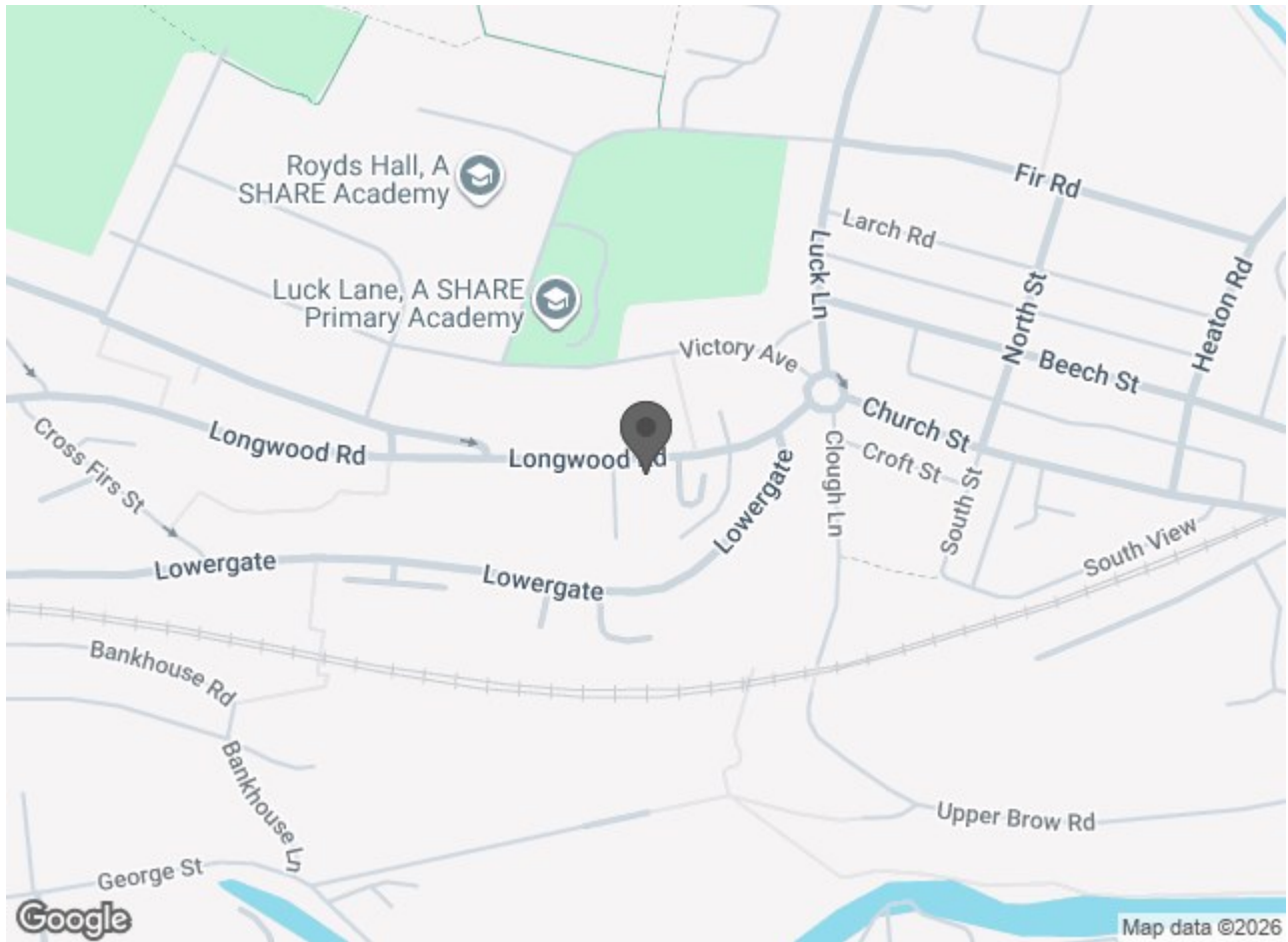
### External Details



To the front of the property there is an unmade fenced and walled garden area benefitting from a southerly aspect. Along with a useful outhouse.

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Directions



## **Longwood Road, Longwood Huddersfield, Yorkshire**

**Lettings Disclaimer** - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.