



Snow Gate™

Estate
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14 Benn Lane

Longwood, Huddersfield, HD3 4RT

An extremely spacious two kingsize bedroom period cottage with loads of period character including solid fuel stove, exposed beams and mullion windows. All of the accommodation is generously proportioned with a huge farmhouse style dining kitchen with island and dining/living area plus a separate lounge. To the first floor are two kingsize bedrooms and a beautiful bathroom with freestanding bath. To the front of the property is a small enclosed yard area and to the rear a much larger and more private level paved and decked low maintenance entertaining space. A brilliant mezzanine space above the master bedroom is ideal as a home office, hobby area or additional storage.

Ideally situated within walking distance to local amenities, easy access to Huddersfield and the M62 for commuter routes.

£250,000

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- VERY SPACIOUS TWO KINGSIZED BEDROOM CHARACTER COTTAGE
- BEAUTIFULLY KEPT THROUGHOUT WITH CONTEMPORARY FIXTURES AND FITTINGS
- FULL OF PERIOD CHARM INCLUDING BEAMS, MEZZANINE FLOOR AND MULLION WINDOWS
- POPULAR VILLAGE LOCATION WITH COUNTRYSIDE VIEWS
- HUGE LIVING/DINING KITCHEN WITH SOLID FUEL STOVE
- LARGE LOW MAINTENANCE PAVED AND DECKED REAR GARDEN

Entrance

Dining Kitchen

18'3" x 17'10" (5.56m x 5.44m)

Lounge

16'3" x 15'1" (4.95m x 4.60m)

First Floor Landing

Master Bedroom

17'1" x 14'11" (5.21m x 4.55m)

Mezzanine Floor

16'11" 5'9" (5.16m 1.75m)

Bedroom 2

18'6" x 9'7" (5.64m x 2.92m)

Bathroom

11'11" x 7'3" (3.63m x 2.21m)

Garden



Directions





Floor Plan



Benn Lane, Longwood, Huddersfield, HD3 4RT

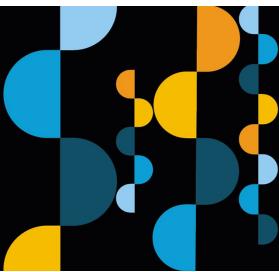
Total Area: 112.4 m² ... 1210 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement.
The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Proposed
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Proposed
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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