Peter David Properties Ltd

Residential Sales and Lettings

134 Longwood Gate

Longwood, Huddersfield, HD3 4US

Offers over £225,000

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Entrance Hallway
Enter the property via a PVCu door into the entrance hallway with laminate flooring. Stairs rise to the first floor and features a stylish solid wood banister and spindle balustrade. Access to the kitchen diner, living room and cellar.

Living Room
To the front of the property is a spacious living room with an original marble, cast iron and tiled open fireplace with a wood and decorative tiled heath taking pride of place. A large PVCu window provides plenty of natural light and has splendid views across to Marsden.

Kitchen/Diner
A large kitchen diner with original stone flags There are white hi-gloss matching wall and base units, laminate worksurfaces, a large range cooker with a five ring gas hob, an extractor and two free standing spaces for appliances, one with plumbing for a washing machine. Benefiting from ample space for a dining table and a feature inglenook fireplace. A stainless steel sink and drainer sits under a PVCu window and PVCu patio doors lead out to the rear garden.

Cellar
A useful cellar providing ample storage space with laminate flooring and lighting.

Landing
Having an original solid wood and spindle balustrade and access to all bedrooms and house bathroom. There is also a loft hatch which leads to a boarded loft space providing additional storage.

Bedroom One
To the front of the property is this large double bedroom with a feature cast iron fireplace. PVCu window to front elevation with splendid views across to Marsden.

Bedroom Two
To the rear of the property there is a second large double bedroom with fitted wardrobes and PVCu window to rear elevation.

Bedroom Three
A single bedroom to the front of the property with PVCu window to front elevation.

House Bathroom
A spacious partially tiled house bathroom with vinyl flooring. Comprising of: WC, wash basin, a free standing bath and a walk in shower with rainhead shower and hand held shower. Benefiting from a feature circular mirror and PVCu privacy window to rear.

Exterior
To the rear of the property is a tiered garden with a paved patio area and to the front there are steps leading up to the property and a further paved patio area. There is also an opportunity to rent a piece of land to the rear from the council which could be used for off road parking.

Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

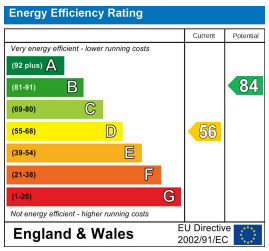
Terrain Map

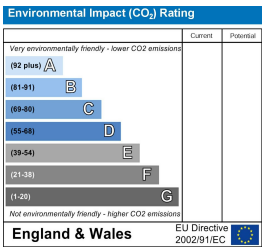
Floor Plan

Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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