Peter David Properties Ltd

Residential Sales and Lettings

# 4 Stoney Lane

Longwood, Huddersfield, HD3 4TL

**Offers in the region of £250,000**

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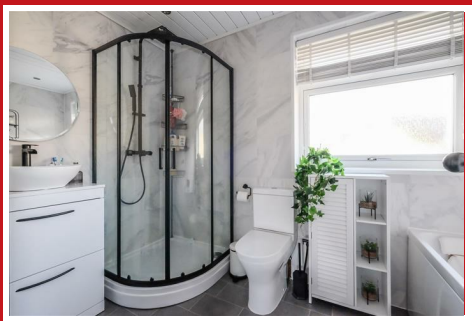


* WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY * SOUGHT AFTER LOCATION * LANDSCAPED GARDEN TO THE REAR * OFF-ROAD PARKING FOR FOUR CARS * IDEAL FAMILY HOME *

Peter David Properties are pleased to present to the open market this WELL PRESENTED THREE BEDROOM SEMI-DETACHED property in the sought after location of LONGWOOD. This property would make an IDEAL FAMILY HOME and benefits from a landscaped and enclosed rear garden and a driveway with parking for FOUR cars. There is a large space to the side to extend if required (subject to planning permissions)

The property comprises of: To the ground floor an entrance hallway, a living/dining room and a kitchen. To the first floor a landing, TWO DOUBLE bedrooms, one single bedroom and a MODERN house bathroom.

To the exterior is an enclosed landscaped rear garden with patio areas and mature shrubs. To the front is a large block paved driveway with parking for FOUR cars leading up to a single detached garage.

Located just a short distance from Golcar village and only a short drive to Huddersfield town centre, it is a perfect location to access surrounding cities such as Leeds and Manchester via train or the M62 network. There are a number of good schools within close proximity.

Viewing is highly recommended.

### Entrance Hallway

Enter the property via a PVCu door into the hallway with laminate flooring. Access to the living/dining room and kitchen. Stairs rise to the first floor accommodation.

### Living/Dining Room

A light and spacious living dining room with laminate flooring. Taking centre stage is a gas flame effect fire sat on a wooden hearth with wood surround. PVCu window to front aspect. An archway leads through to the dining room also with laminate flooring and PVCu patio doors leading out to the rear garden.

### Kitchen

To the rear of the property is the kitchen with tiled flooring, white hi-gloss matching wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of: an electric oven, an electric hob, an extractor and a stainless steel sink and drainer. There is room for three free standing appliances, one with plumbing for a washing machine. Benefiting from a walk in cupboard/pantry, PVCu window overlooking the rear garden and a PVCu door to the side.

### Landing

A carpeted landing with PVCu privacy window to side aspect. Access to the loft.

### Bedroom One

To the front is a spacious double bedroom with a neutral carpet and PVCu bay window to front elevation.

### Bedroom Two

A second double bedroom with a neutral carpet and PVCu window to rear aspect.

### Bedroom Three

A single bedroom with PVCu window to front elevation.

### Bathroom

A luxury and modern house bathroom with vinyl flooring. Comprising of: a WC, wash basin with vanity unit, a bath and a corner shower unit with glass sliding doors. Benefiting from a modern grey vertical radiator and a PVCu privacy window to the rear.

## Exterior

To the rear of the property is this enclosed landscaped garden with a paved patio area. Steps lead up to the lawn with mature shrubs and a further patio area. To the front of the property is full block paved driveway with parking for four cars which leads to a single detached garage. There is ample room to the side of the property to extend. (subject to planning permissions).

## 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

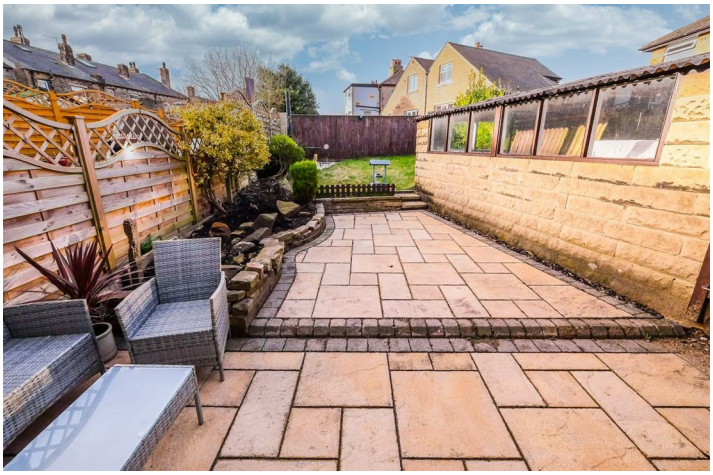
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

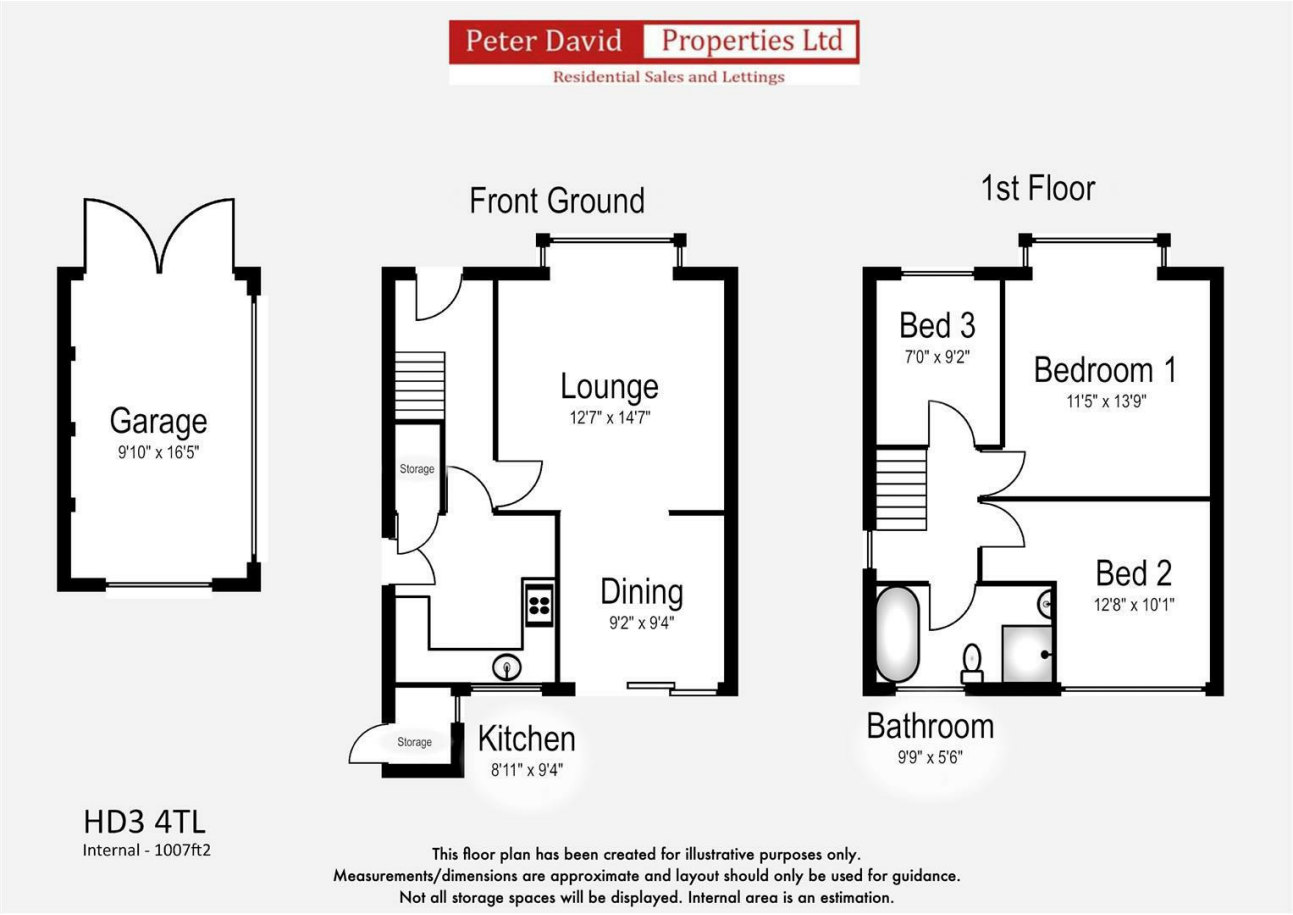


## Road Map

## Hybrid Map

## Terrain Map

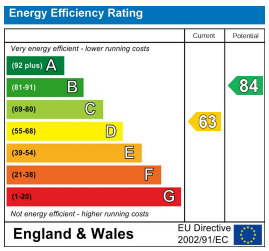
## Floor Plan

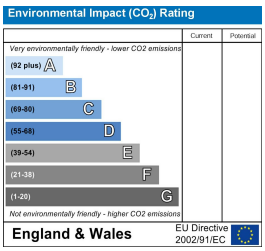



## Viewing

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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