Peter David Properties Ltd

Residential Sales and Lettings

# 241 Longwood Road

Longwood, Huddersfield, HD3 4EL

**Offers over £120,000**

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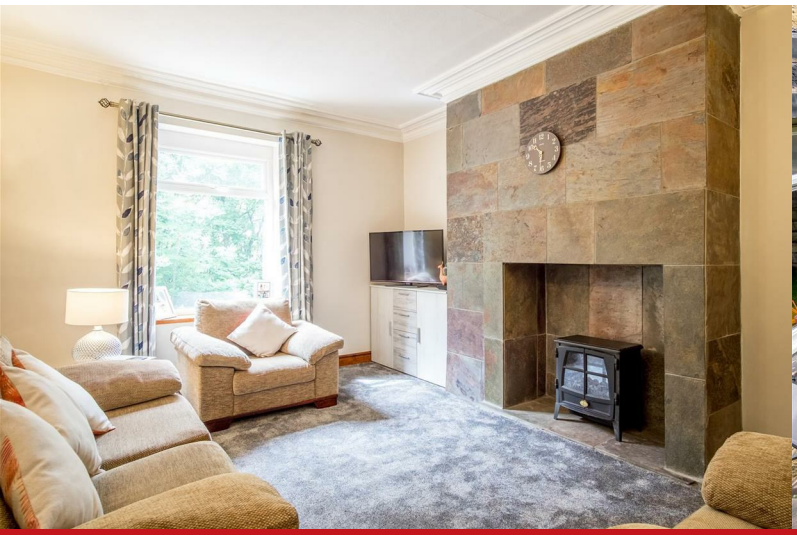

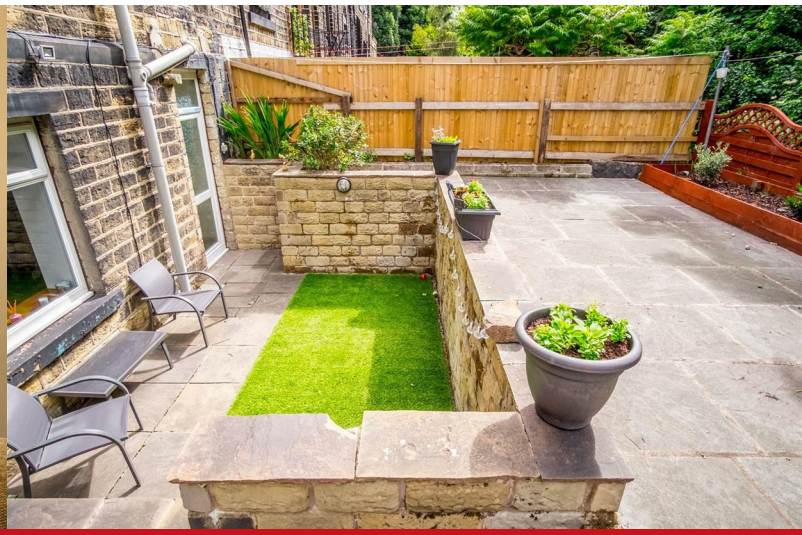

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## Offers over £120,000

*ATTENTION FIRST TIME BUYERS AND INVESTORS*
CHARACTERFUL MID TERRACE*

Peter David Properties are pleased to present to the open market this DECEPTIVELY SPACIOUS two bedroom mid-terrace. With its original beams and features this property is full of charm and character and can only be truly appreciated by internal viewing

Internally the property provides accommodation across three floors and briefly comprises: an entrance hallway, a living room, a WC, a large kitchen/diner, two double bedrooms and a house bathroom. Externally the property benefits from a well maintained enclosed south facing garden with patio area to the rear and a parking space (for one car) to the front.

Located just a short drive from Longwood 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. This would make an ideal home for First time buyers or a young family. Viewing is highly recommended.

### Entrance Hallway

Enter the property on the first floor through a PVCu door. Featuring an Indian slate stone floor and feature glass wall and providing access to the living room, WC with stairs rising up to the first floor accommodation and down to the ground floor.

### Living Room

A generous sized living room with feature fireplace being the focal point. Also benefiting from original features such as ceiling rose, high ceilings and coving. PVCu window to rear elevation.

### WC

A useful fulled tiled WC with hand basin, ceramic tiled flooring and PVCu window to the rear elevation.

### Kitchen

This spacious kitchen/diner is located on the ground floor, with matching wall and base units and Karndean tiled effect floor. The kitchen comprises; gas hob, electric oven, tiled splash-backs, inset stainless steel sink and drainer and space with plumbing for washing machine and dryer. Also benefiting from a large under stairs storage cupboard and ample space for a dining table. Featuring an original stone fire surround with electric fire. Allowing plenty of natural light though a PVCu door window to rear. Access to the rear garden.

### Landing

Access to second floor accommodation.

### Master Bedroom

A large master bedroom with feature stone wall and original beams. PVCu window to the rear elevation.

### Bedroom Two

A second double bedroom also featuring original beams with PVCu window to front elevation.

### House Bathroom

A fully tiled house bathroom with three piece suite, comprising: WC, hand basin and bath with over head shower. Benefiting from vinyl flooring and a mirrored cabinet. PVCu window to rear elevation.

### Exterior

Externally the property benefits from a tiered private,

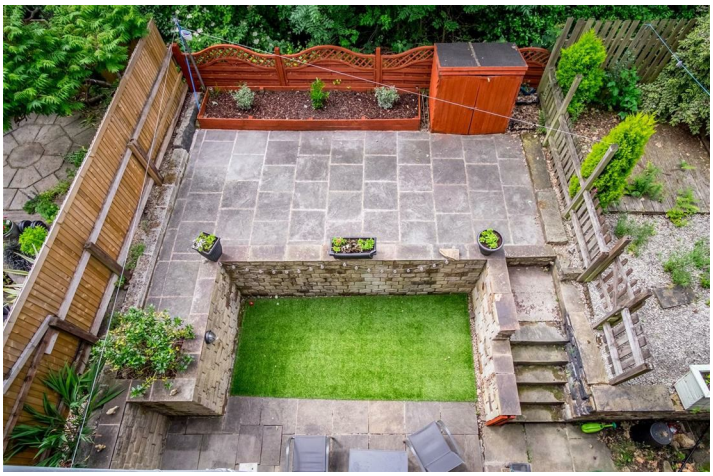
enclosed garden to the rear. There are two good sized patios with flower beds which are surrounded by mature trees. To the front there is parking for one car.

## 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.

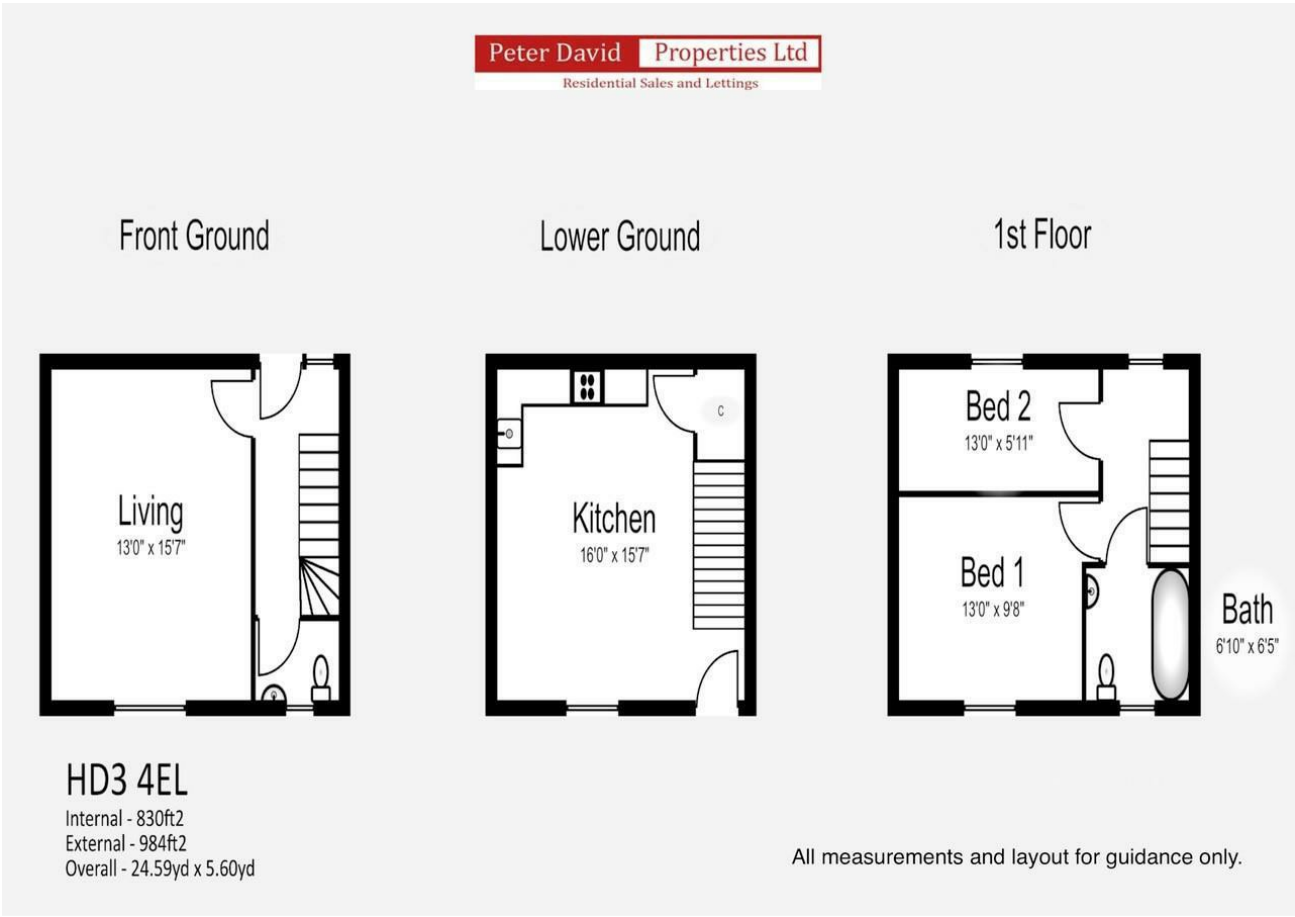


## Road Map

## Hybrid Map

## Terrain Map

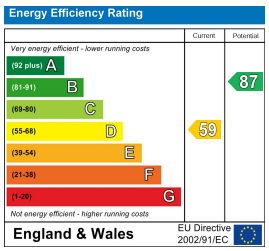
## Floor Plan

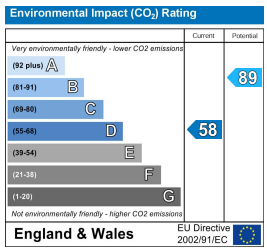



## Viewing

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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