



### 87 Prospect Road

Longwood, Huddersfield, HD3 4UY

Offers over £210,000



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## Ground Floor -

### Entrance Vestibule

Enter the property via a PVCu front door with a privacy glass panel into the entrance vestibule showcasing a wealth of original features including paneling and cornices. A grey carpet flows through to the living room and carpeted stairs rise to the first floor accommodation.

### Living Room

A bright and spacious living room with a floor to ceiling PVCu bay window to the front aspect allowing plenty of natural light to flow in. There is a gas fire on a tiled hearth with a wood surround taking pride of place. Access to the kitchen.

### Kitchen

A galley kitchen with matching cream wall and base units, wood effect laminate work surfaces, tiled splash backs and tiled effect linoleum flooring. Integrated appliances comprise of: a double electric oven, a gas hob, an extractor fan, an under counter fridge, an under counter freezer and a ceramic sink and drainer. There is an additional space for an appliance with plumbing for a dishwasher, a PVCu window to the rear aspect and a PVCu door providing access to the rear yard. Stairs lead down to the fully tanked out cellar which is divided into four separate zones; a storage room, a W/C/utility, a games room and an office.

## Lower Ground Floor -

### Games Room/WC/Utility/Office

This property boasts a spacious fully tanked out cellar which is currently divided into four separate zones. Firstly, there is a storage room providing ample

storage space for all household goods including a full sized fridge/freezer. Secondly, there is a large reception room in which the current owners utilize as a games room. Thirdly, there is a utility room comprising of a laminate work surface, a WC and a wash basin with linoleum tiled effect flooring. There is also three spaces for appliances, one with plumbing for a washing machine and a PVCu window to the front aspect. Finally, the fourth zone is currently utilised as a spacious office with a PVCu door leading out to the rear yard.

## First Floor -

### Landing

The landing provides access to bedroom one, bedroom three and the house bathroom. Stairs rise to the second floor accommodation.

### Bedroom One

A generously sized double bedroom benefiting from a large alcove serving as a cupboard and a wardrobe and a large PVCu window to the front elevation.

### Bedroom Three

A third double bedroom set to the rear of the property. Benefiting from a large storage cupboard and a PVCu window to the rear elevation.

### House Bathroom

A partially tiled house bathroom comprising of: a WC, a wash basin, and a bath with an overhead shower. Benefiting from a large storage cupboard housing the boiler and a PVCu privacy window to the front elevation.

## Second Floor -

## Bedroom Two

To the second floor accommodation is the loft conversion creating a second generously sized double bedroom. There is a hardwood velux window providing splendid views.

## Exterior

Externally, to the front of the property is a fully enclosed paved patio area with a raised bed and various shrubbery. To the rear stone steps lead down from the kitchen to the fully enclosed raised decked yard.

## 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.

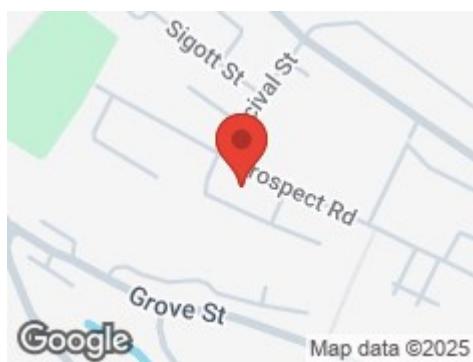
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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



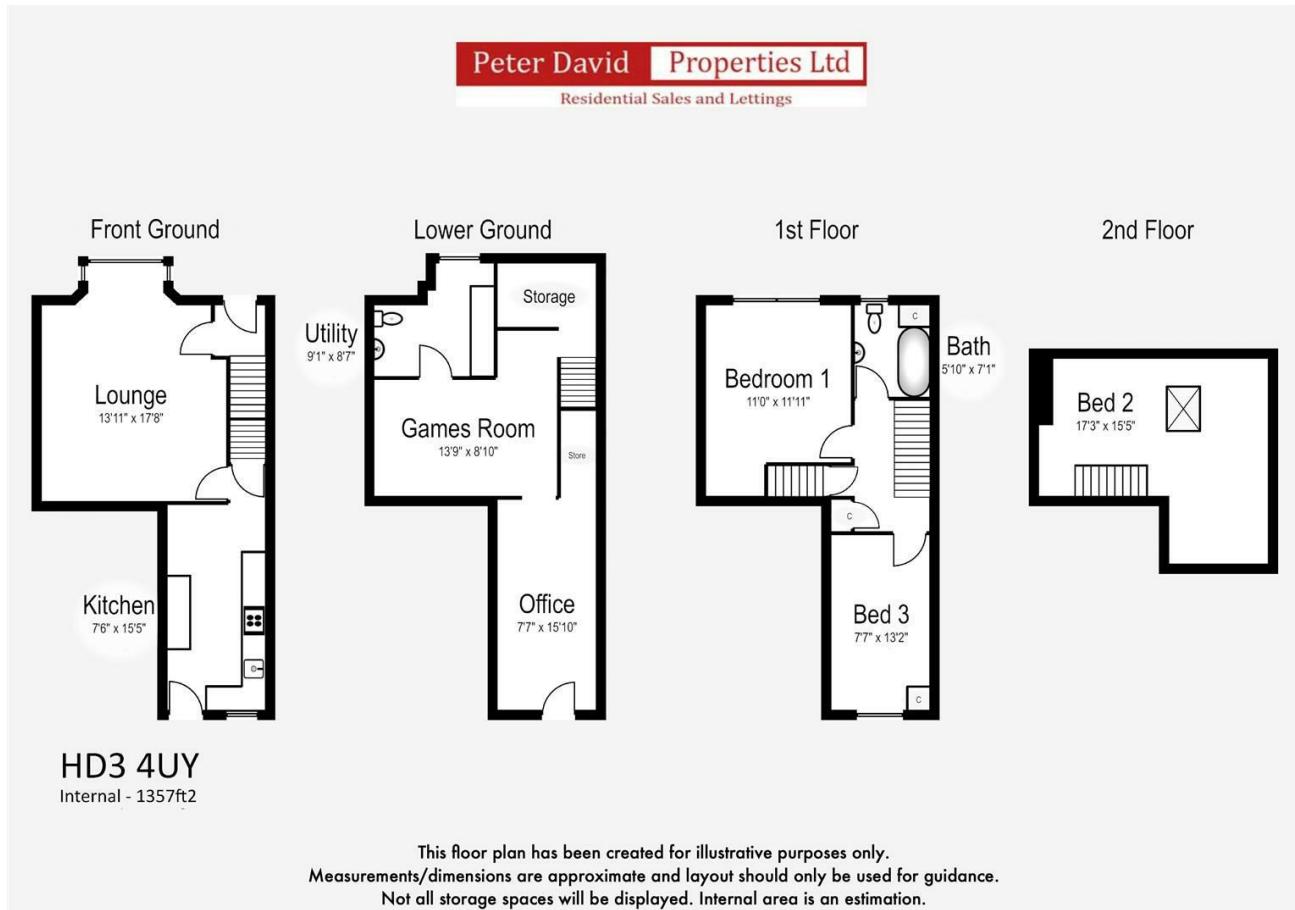
## Hybrid Map



## Terrain Map



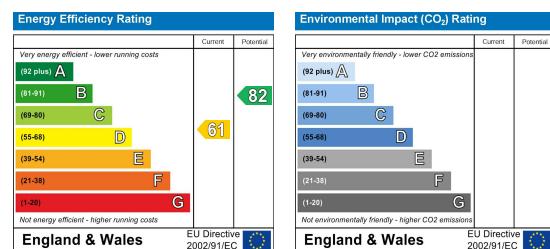
## Floor Plan



## 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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