

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 36a Longwood Gate

Longwood, Huddersfield, HD3 4UP

Price guide £169,950



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## Entrance Hallway

Accessed via a PVCu door with feature window into the hallway. Benefiting from vinyl wood effect flooring which flows through to the kitchen and additional reception room.

## Kitchen

A large galley WREN kitchen with cream matching wall and base units, tiled splash-backs and laminate work surfaces. Comprising: a gas hob, an electric oven with extractor, integrated dishwasher and space for two free standing appliances. Also benefiting from a vinyl wood effect flooring with patio doors leading through to the second reception room.

## Dining Room

A second reception room which could be used to serve a variety of purposes (dining room/summer room/snug/playroom) with feature stone wall. Patio doors lead out to the to the rear of the property.

## Living Room

A generous but cosy living room with exposed beam work, stone fireplace with gas effect log burning stove and large feature PVCu window to the front allowing plenty of natural light. There is an open aspect staircase which rises to the first floor accommodation.

## Master Bedroom

This impressive master bedroom features high ceilings, a stone fireplace originals beams and LED mood lighting. Benefiting from a neutral carpet and PVCu window to front elevation.

## En-Suite

A useful en-suite with a WC and vanity uni with integrated wash basin. Benefiting from a Chrome towel rail, ceramic tiled flooring and velux window.

## Bedroom Two

A second double bedroom with PVCu window to front elevation. Access to the loft through a loft hatch.

## House Bathroom

A fully tiled house bathroom with slate tiled flooring and exposed beams. Comprising a combined vanity unit with inset hand basin and WC, curved bath with overhead shower and glass screen. Also benefiting from a chrome towel rail, wall mirror and storage cupboards.

## Exterior

Externally the property benefits from a gravelled area to the front and to the rear there is an elevated garden split across three levels with a seating area and a large rockery with fantastic views over the valley. There is an allocated parking space for one car to the rear.

## Mortgages

We recommend Chris Terry at Just Mortgages who is 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.

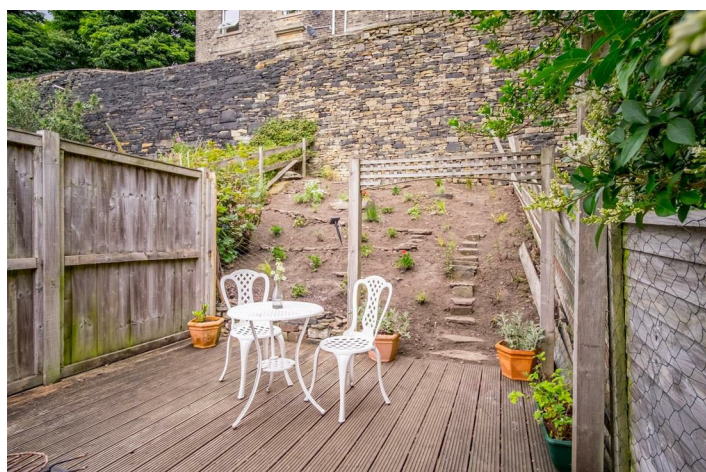
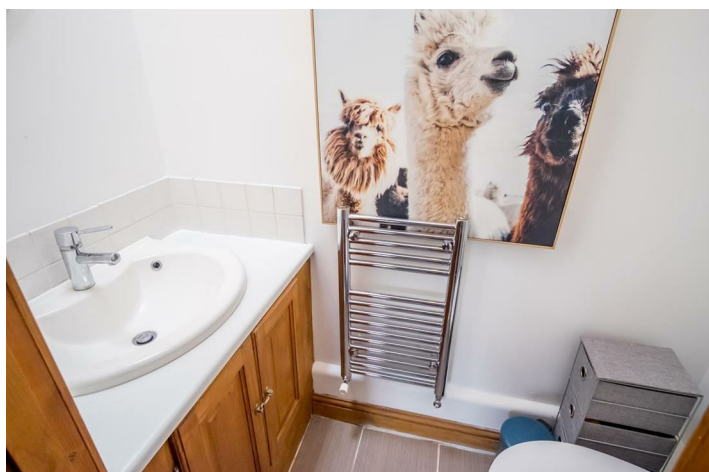
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to

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



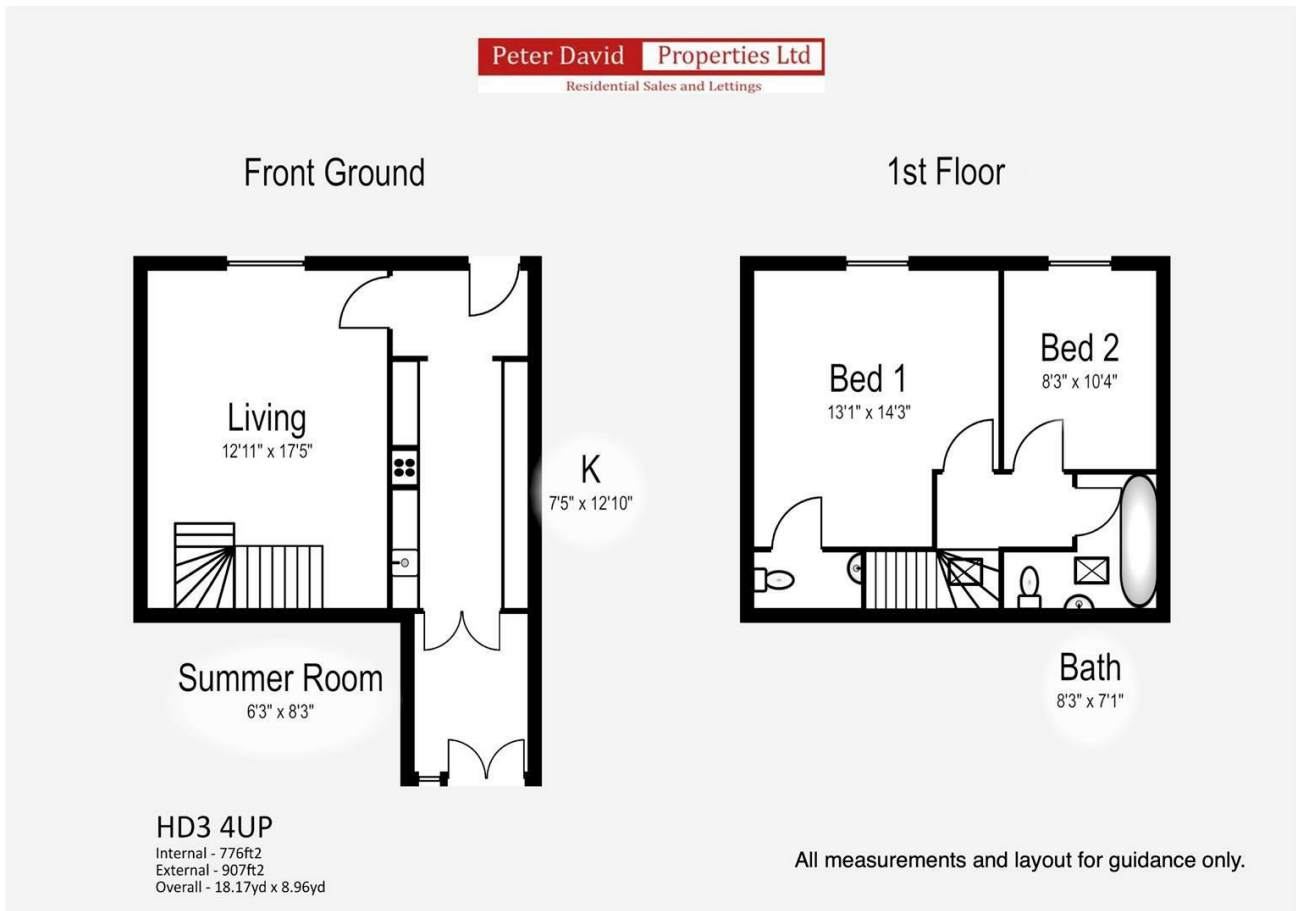
## Hybrid Map



## Terrain Map



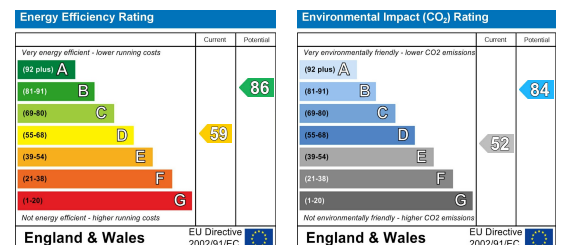
## Floor Plan



## 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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