Peter David Properties Ltd

Residential Sales and Lettings

35 Longwood Gate

Huddersfield, HD3 4UP

Offers in the region of £160,000

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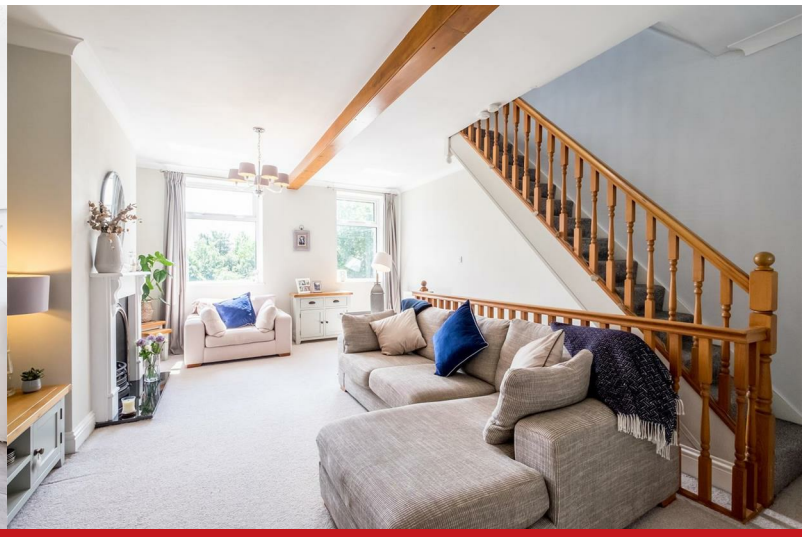

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Lower ground floor -

Entrance porch
Enter the property from the rear via an external wooden door with frosted glass panel above into a useful porch providing access to the kitchen/diner and WC. There are tiles to the floor.

WC
A useful fully tiled WC with a wash basin and a frosted window to the rear. There are also internal window panels to the top into the kitchen.

Kitchen/Diner
Set on the lower ground floor of the property is this spacious and tastefully designed kitchen/diner with matching black gloss wall and base units, laminated work surfaces, tiled splash backs and tiled flooring throughout. Integrated appliances comprise; a dual oven with electric hob and an extractor fan. There is also space for a further two freestanding appliances, plumbing for a washing machine and space for a microwave. There is a stainless steel sink and drainer and a wooden framed window to the rear. Also featuring an original stone fireplace and a spacious storage cupboard with shelving. There is ample space for a dining table and a staircase leads to the living room.

Ground floor -

Living Room
A spacious, dual aspect living room with a PVCu window to both the front and rear. A neutral carpet flows throughout and the room boasts a black cast iron gas fire set on a marble hearth with a white wooden surround. There is a large storage cupboard and a PVCu front door allowing access onto Longwood Gate. Stairs rise to the first floor.

First floor -

Landing
A spacious landing providing access to the bedrooms and bathroom. A grey carpet flows throughout the landing and bedrooms.

Bedroom One
A well appointed bedroom benefiting from a fitted wardrobe to the corner and a fitted dressing table. A PVCu window to the rear provides splendid far reaching views across the valley.

Bedroom Two
A second bedroom with a PVCu window to the front aspect.

Bathroom
A stylish, generous sized bathroom featuring a WC, wash basin, freestanding roll-top bath and a corner shower cubicle. There are ornate vinyl tiles to the floor, tiles to the shower area and attractive wooden paneling to the walls. There is a PVCu privacy window to the front aspect, a mirrored glass cabinet and a white heated towel rail. Additionally there is a loft hatch allowing access to to a fully boarded loft space via a drop down ladder.

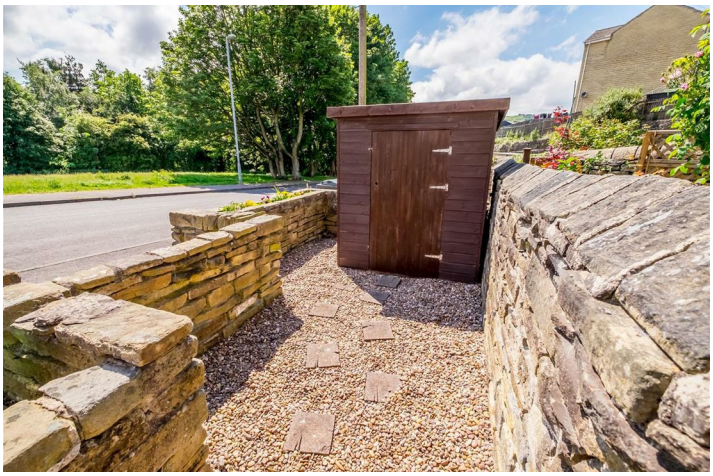
Exterior
Externally the property can be accessed from Longwood Gate or Prospect Road. To the rear of the property is an attractive, South-facing garden with a pleasant decked area, raised flower beds, slate chippings with stepping stones and a useful garden shed.

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

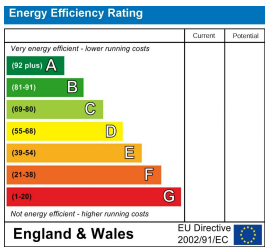
Terrain Map

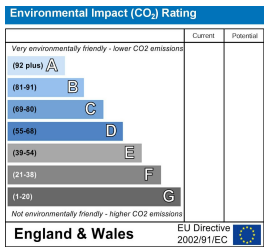
Floor Plan

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





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