

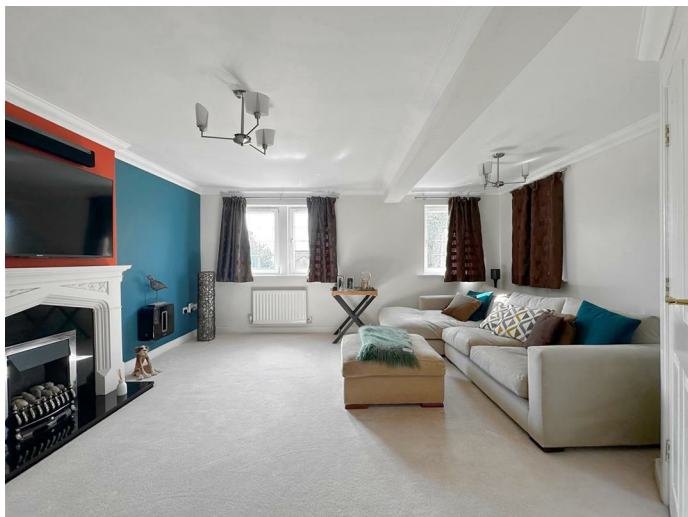


Birks Road, Longwood, HD3 4TD
£375,000

E&H Edkins Holmes
ESTATE AGENTS

A well presented, detached, executive property in the popular village of Longwood. This immaculate home benefits from a spacious, open plan kitchen, reception room and sun room along with a separate lounge. Having mature landscaped gardens, four spacious bedrooms (including master bedroom with en-suite) and driveway parking for two cars leading to the single garage with electric door. Ideally located for commuting to Huddersfield Town Centre and the M62 corridor this is an ideal home for a young or growing family.

The accommodation, in brief, comprises: Entrance hall and cloakroom to the ground floor. On the first floor is the lounge, breakfast kitchen open plan to second reception room and sun room with the master bedroom and en-suite, three further bedrooms and house bathroom on the second floor.



Ground Floor:

Entrance Hall

Radiator. UPVC double glazed window to front elevation.
UPVC double glazed door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Chrome towel radiator.
Understairs cupboard.

First Floor:

Landing

Stairs leading from entrance hall. Storage cupboard.
Radiator. UPVC double glazed windows to side and front elevations.

Lounge 16'11" max x 16'1" (5.169 max x 4.903)

Pebble effect, living flame gas fire. Two radiators. UPVC double glazed windows to front and side elevations.

Breakfast Kitchen 17'1" x 11'11" (5.231 x 3.653)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Granite work surfaces with solid wood breakfast bar. Eye level electric oven + combi oven. Induction hob. Integrated washing machine and dishwasher. Integrated fridge / freezer. Designer radiator. Cupboard housing boiler. Door to side elevation. UPVC double glazed window to rear elevation.

Second Reception Room 11'5" x 8'9" (3.487 x 2.687)

Open to kitchen and sun room. Log burner. Radiator.

Sun Room 12'1" x 7'7" (3.692 x 2.329)

UPVC Double glazed windows and French doors. Lantern roof. Designer radiator.

Second Floor:

Landing

Stairs leading from first floor landing. Loft access. UPVC double glazed window to side elevation.

Master Bedroom 11'11" x 9'11" (3.646 x 3.044)

Radiator. UPVC double glazed window to rear elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to side elevation.

Bedroom Two 13'2" x 14'4" (4.038 x 4.392)

Currently used as dressing room. Radiator. UPVC double glazed window to front elevation.

Bedroom Three 8'11" x 11'8" (2.728 x 3.574)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Four 10'2" x 8'0" (3.123 x 2.451)

Currently used as an office. Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Partially tiled. Extractor fan. Radiator. UPVC double glazed window to side elevation.

Garage

Electric door. Power. Light.

Front Garden

Open lawn garden with attractive planting.

Rear Garden

Mature landscaped garden with lawn, patio and seating areas.

Council Tax Band

E

Location

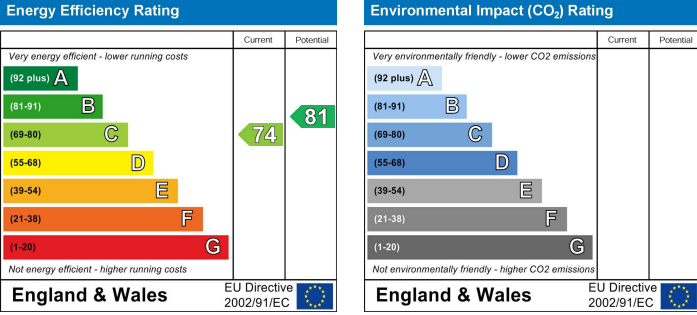
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

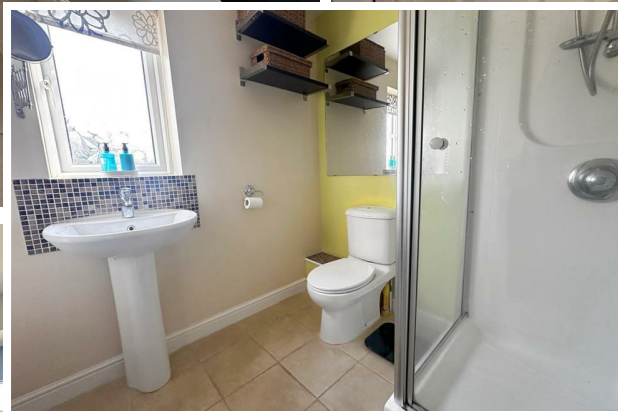
The three words designated to this property is:
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All measurements are approximate and for display purposes only