

2 Edge Terrace, Longwood, Huddersfield, HD3 4XL

£140,000

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**\*\*ATTENTION FIRST TIME BUYERS\*\***

Edge Terrace is a 1 DOUBLE BEDROOM through by light terrace, situated off Longwood Gate and enjoying a peaceful and elevated position with lovely far reaching views. This comfortable period home has a manageable interior together, with garden, driveway and garage. This well maintained property has gas fired central heating with modern boiler, uPVC double glazing and comprises: entrance vestibule, lounge with feature fireplace, and kitchen. To the first floor there is a double bedroom and bathroom.

Conveniently positioned for access to local amenities within Longwood and Salendine Nook, together with access to both Junctions 23 and 24 of the M62 motorway network.

Energy Rating: TBA





## GROUND FLOOR:

### Entrance Vestibule

A uPVC entrance door gives access to the entrance vestibule which has a central heating radiator, staircase rising to the first floor and timber door into the lounge.

### Lounge

14'11" x 12'5" (4.55m x 3.78m)

This well proportioned reception room is situated to the front of the property and has a uPVC double glazed window which provides the room with a good degree of natural light and takes advantage of superb far reaching views over Huddersfield and beyond. There is a central heating radiator, deep skirting boards and a decorative feature fireplace with timber surround and cast iron inset which houses a coal effect gas fire. A timber door gives access to the kitchen.

### Kitchen

15'3" x 5'5" (4.65m x 1.65m)

Having a uPVC double glazed window, ceiling coving, a central heating radiator and a range of modern base and wall cupboards, drawers, contrasting worktops with matching splashbacks, inset sink with brushed stainless steel effect splashback, gas cooker point, extractor fan and plumbing for an automatic washing machine. There are glazed wall cupboards with glass shelving and a wall mounted combination central heating boiler.

## FIRST FLOOR:

### Landing

The landing has a central heating radiator, storage shelf, ceiling coving, loft access and useful storage cupboard over the bulkhead.

### Bedroom

15'1" x 8'1" max 7'9" min (4.60m x 2.46m max 2.36m min)

Having a uPVC double glazed window which enjoys stunning far reaching views over Huddersfield and beyond. There is a central heating radiator and a feature wooden fireplace surround with cast iron interior.

### Bathroom

Having a uPVC double glazed window, part tiled walls, a chrome ladder style radiator and a suite comprising bath with mixer tap shower attachment over and glass screen, pedestal wash hand basin and low flush wc.

## OUTSIDE:

To the far right hand side of the property there is a sloping driveway which provides off road parking and in turn leads to a garage. To the right hand of the property, steps lead up to a timber gate which gives access to the garden area where there



is a small lawn, planted shrubs, stone flagged pathway, planted beds and sitting out area from which to enjoy the delightful aspect. To one side there is a stone outhouse which provides useful additional storage.

### Garage

15'8" x 9'0" (4.78m x 2.74m)

Which has an up and over door, personal door to the side, power, light and to one corner there is an inset sink with cold water (this has been disconnected) and workbench.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield via the A640 New Hey Road and continue approximately 3 miles to Salendine Nook. Continue passed Huddersfield New College and the petrol station on the left hand side and take a left hand turning opposite Sainsburys supermarket onto Raw Nook Road. At the 'T' junction turn left onto Gilead Road and continue down the hill keeping left at the bottom as the road becomes Longwood Gate and Edge Terrace can be found as a turning on the left.

### TENURE:

Freehold

### COUNCIL TAX BAND:

A

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

Please call our office to book a viewing on 01484 530361.

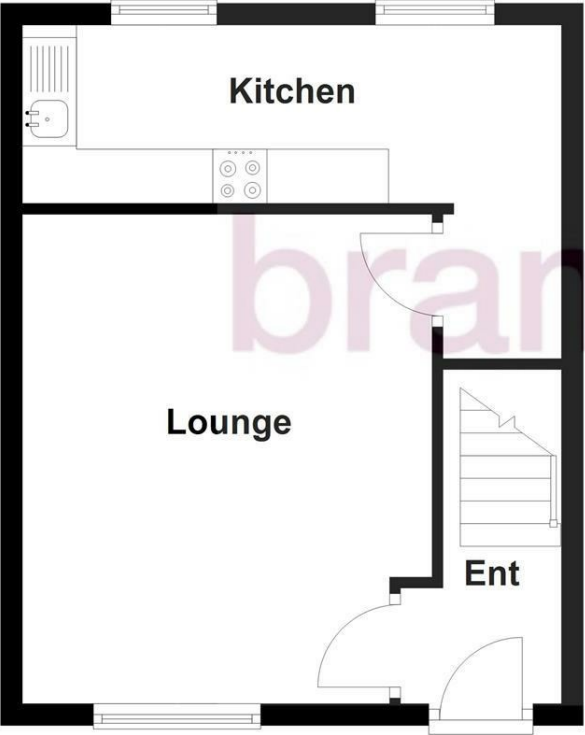




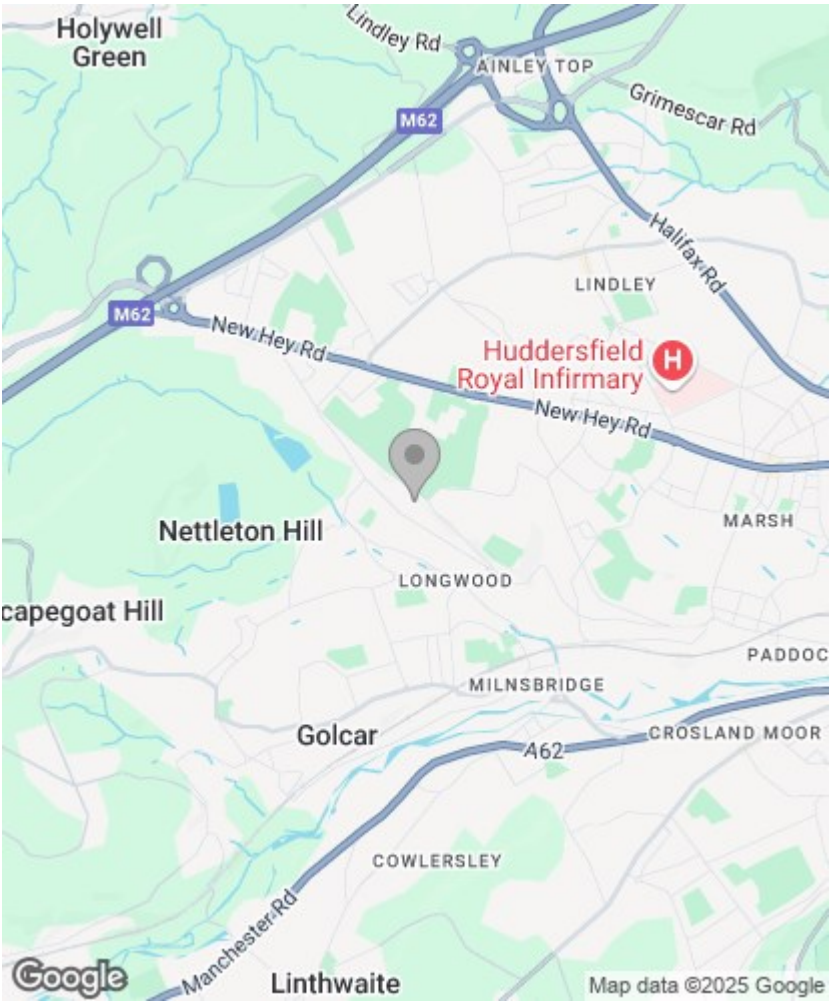




Ground Floor



First Floor



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- 1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- 2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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