



2 Dale View, Longwood, Huddersfield, HD3 4QX

£230,000

bramleys



This well maintained 4 bedroom detached family home enjoys a corner plot position and cul-de-sac location, being the 'show home' when the site was first developed. Offering accommodation over 3 floor levels and briefly comprising: entrance hallway, WC, utility room and bedroom with French doors to the rear which could be utilised as a second reception room if required. To the first floor is the lounge and fitted dining kitchen with integrated appliances. To the second floor, there is a master bedroom with ensuite shower room, a second double bedroom, single bedroom and 3 piece bathroom. There are lawned gardens to side and rear with flagged patio, driveway and integral garage. Located in the popular residential area of Longwood, the property is a short drive to Huddersfield town centre and having good access to the M62 motorway network and accessible to amenities and schools.

Energy Rating: D



GROUND FLOOR:

Enter the property via an external door into:-

Entrance Hall

Which has tiled flooring, internal access to the garage and a central heating radiator.

WC

Furnished with a WC, pedestal wash hand basin, tiled flooring and a central heating radiator.

Utility Room

9'3 x 6'0 (2.82m x 1.83m)

Providing external access to the garden and fitted with working surfaces with stainless steel sink unit, space and plumbing for a washing machine and dryer. There is also a central heating radiator.

Bedroom 3

13'0 max x 7'11 (3.96m max x 2.41m)

This versatile room could also be utilised as a second reception room if required and has a central heating radiator, laminate flooring and uPVC French doors to the rear.

FIRST FLOOR:

Landing

There is a central heating radiator and uPVC double glazed window.

Dining Kitchen

17'11 x 8'3 (5.46m x 2.51m)

This spacious dining kitchen has twin glazed doors which open into the lounge. The kitchen comprises a range of modern wall and base units with working surfaces over, tiled splashback, cupboard housing the central heating boiler and integrated appliances including electric hob with extractor hood over, fridge, freezer and dishwasher.

Lounge

14'5 x 14'1 (4.39m x 4.29m)

This spacious lounge is fitted with 2 central heating radiators and 2 uPVC double glazed windows.

SECOND FLOOR:

Landing

Having a central heating radiator and access to the loft which we are informed is boarded.

Master Bedroom

11'0 x 12'6 to robe doors (14'6 max) (3.35m x 3.81m to robe doors (4.42m max))

Featuring a range of 5 door fitted wardrobes, a central heating radiator and uPVC double glazed window.

Ensuite Shower Room

Having a 3 piece suite comprising shower enclosure, WC, pedestal wash hand basin, electric shaver point, a central heating radiator and uPVC double glazed window.



Bedroom 2

11'5 x 7'8 (3.48m x 2.34m)

This double room has fitted wardrobes, a central heating radiator and a uPVC double glazed window.

Bedroom 4

This single room has a central heating radiator and uPVC double glazed window.

Bathroom

Having a 3 piece suite comprising bath with shower attachment over, WC, pedestal wash hand basin, tiled flooring, tiled walls and a central heating radiator.

OUTSIDE:

To the front is a tarmac driveway providing off road parking with lawned section to the side. The integral garage has internal power and lighting and measures 18'8" x 8'2". The rear garden has a sloping lawn with flagged patio and path and there is a further lawn to the side. Also to the rear is an external power socket and water tap.

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 Trinity Street (A640) and at the roundabout go straight ahead into Westbourne Road. At the Co-Operative supermarket take a left hand turning into Reed Street, then at the mini roundabout go straight ahead onto Luck Lane. Continue to the bottom of this road and at the mini roundabout turn off onto Lower Gate. Continue to the bottom of this road and turn right onto Dale Street. Dale View can be found as a turning on the left.

TENURE:

Leasehold - Term: 999 years from 25/12/1866 / Rent: TBC

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

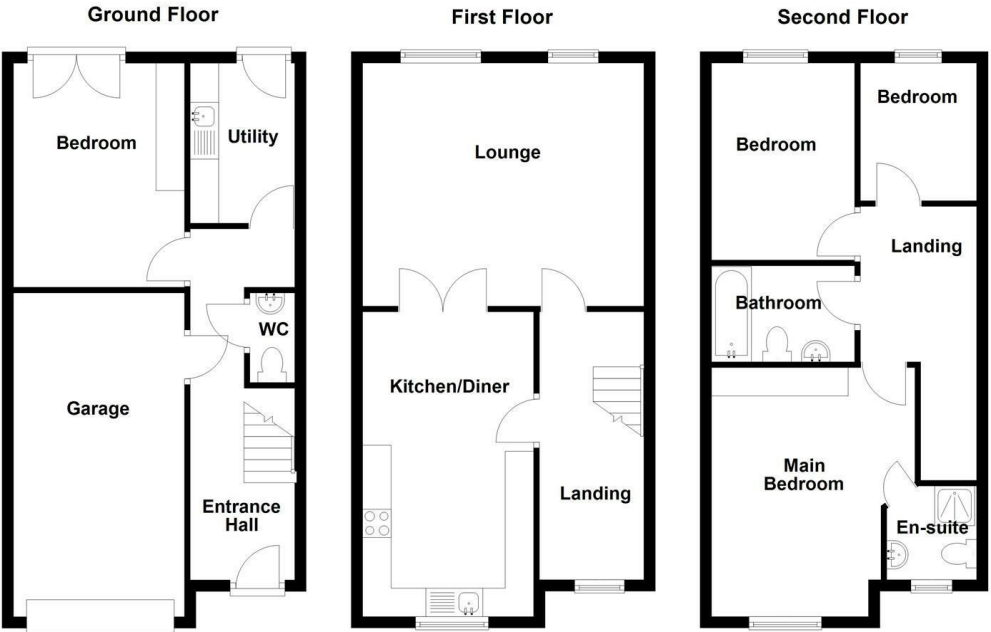
Band C

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.



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

