



10 Quarry Court, Longwood, HD3 4UQ
Asking Price £425,000

bramleys



Situated in the village of Longwood, is this 4 bedroom, detached family home. Enhanced from its original form by way of a single storey kitchen extension which creates a wonderful feature hub of the home and has a feature vaulted ceiling with electronically operated Velux windows with rain sensors and bi-fold doors which access the rear garden. Enjoying an enviable position with far reaching views to the rear elevation, the property would make an ideal purchase for the growing family. Boasting a central heating system run on a Hive thermostat, spacious master bedroom with en suite shower room, security alarm system, together with 2 ground floor reception rooms. Externally the property has a double garage, driveway which provides off road parking and a well manicured garden to the rear. With good access links to the M62 motorway, Huddersfield town centre and other nearby villages, there are also nearby amenities and local schools. The property has been well maintained by the current vendors and warrants an early internal inspection to appreciate the accommodation throughout which comprises:- entrance hall, lounge, sitting room, living/dining kitchen, utility room and cloakroom/WC. To the first floor there is a master bedroom with en suite, 3 further bedrooms and family bathroom. Energy Rating: C

GROUND FLOOR:

Enter the property through a glazed external door into:-

Entrance Hall

Fitted with a central heating radiator, understairs storage cupboard and a staircase which rises to the first floor.

Lounge

10'4" x 19'5" (3.15m x 5.92m)

The main focal point of the room is the pebble effect fire which is set into a complementary fire surround and hearth. There is a central heating radiator and a set of uPVC double glazed patio doors which provide far reaching views and also lead out to the rear garden.

Sitting Room

9'6" x 8'10" (2.90m x 2.69m)

Having a central heating radiator and a set of uPVC double glazed patio doors which give access to the rear garden.

Cloakroom/WC

Furnished with a low flush WC, wall hung sink unit and a central heating radiator.

Living/Dining Kitchen

24'4" max x 19'0" max (7.42m max x 5.79m max)

This statement open plan dining kitchen has a vaulted ceiling and boasts an array of wall, drawer and base units finished in a two tone design, complementary work surface incorporating breakfast bar area, matching upstands and an inset 1.5 bowl sink with drainer and monobloc mixer tap. Integral appliances include 2 electric double ovens, dishwasher, 4 ring induction hob and overhead extractor hood. There is also a central heating radiator, Velux windows which are electronically operated with rain sensors which automatically close them, together with bi-folding doors which open the room to the rear garden.



Utility Room

6'5" x 6'0" (1.96m x 1.83m)

Being fitted with base and wall cupboards, complementary work surfaces and an inset stainless steel sink with drainer and monobloc mixer tap. There is plumbing for an automatic washing machine, space for a tumble dryer and vertical central heating radiator.

FIRST FLOOR:

Landing

With a useful storage cupboard and access to the loft by way of a ceiling hatch.

Master Bedroom

10'6" max x 12'11" (3.20m max x 3.94m)

Enjoying panoramic views to the rear elevation via a uPVC double glazed window. There is also a central heating radiator and built-in wardrobes.

En suite Shower Room

Furnished with a 3 piece suite which comprises of a low flush WC, vanity wash basin with cupboard beneath and monobloc mixer tap, together with walk-in shower cubicle with rainwater shower head and additional hose attachment. There is a uPVC double glazed window to the rear elevation and a heated towel rail.

Bathroom

Furnished with a 3 piece suite incorporating low flush WC, wall hung sink unit and bath set into a tiled surround with electric shower above. There is a uPVC double glazed window to the rear elevation and a heated towel rail.





DIRECTIONS:

Leave Huddersfield via Trinity Street (A640), before Greenhead Park turn left into Park Drive and then right into Park Drive South. At the mini roundabout proceed straight ahead into Heaton Road and continue to its conclusion. Turn right into Church Street and at the roundabout take the second exit on to Longwood Road, which then becomes Vicarage Road. Follow it round the bend and keep right onto Longwood Gate, passing the Slip Inn P.H on the right. Take the second right into Quarry Court and the property will be found on the right hand side, clearly identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

E

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.

Bedroom

8'9" max x 9'8" max (2.67m max x 2.95m max)

With a uPVC double glazed window to the rear elevation and a central heating radiator.

Bedroom

10'4" x 9'9" (3.15m x 2.97m)

With a uPVC double glazed window to the rear elevation and a central heating radiator.

Bedroom

9'7" max x 10'5" max (2.92m max x 3.18m max)

An L-shaped bedroom with a uPVC double glazed window to the front elevation and a central heating radiator.

OUTSIDE:

To the front of the property there is a tarmacadam driveway which provides off road parking and gives access to the garage, together with flowerbed borders. To the rear there is an Indian paved patio area which leads down to an enclosed grassed garden with flowerbed borders and enjoys panoramic views to the rear.

Garage

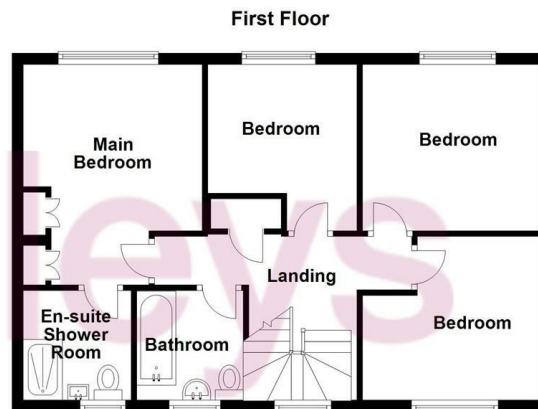
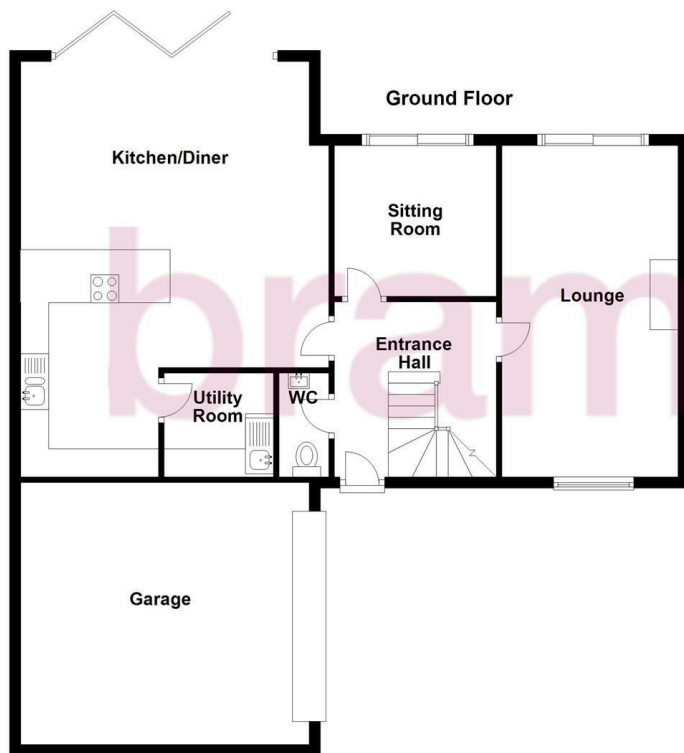
A double attached garage with roller shutter door.

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.





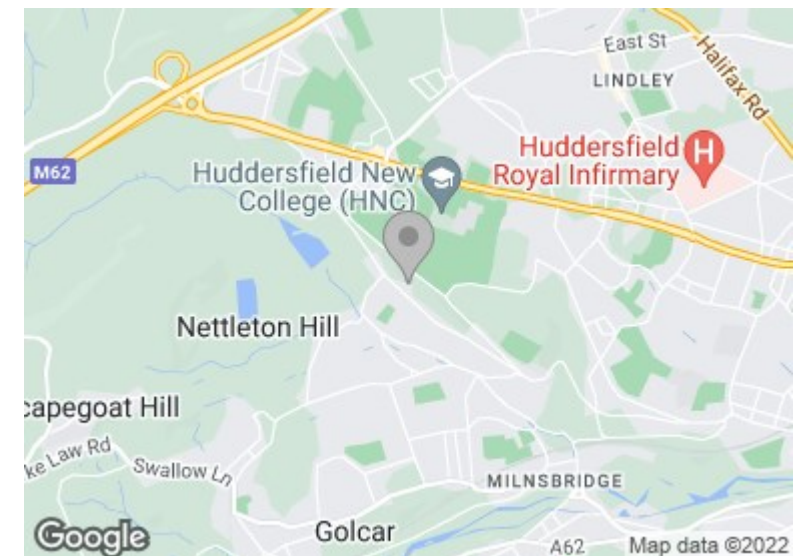


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

