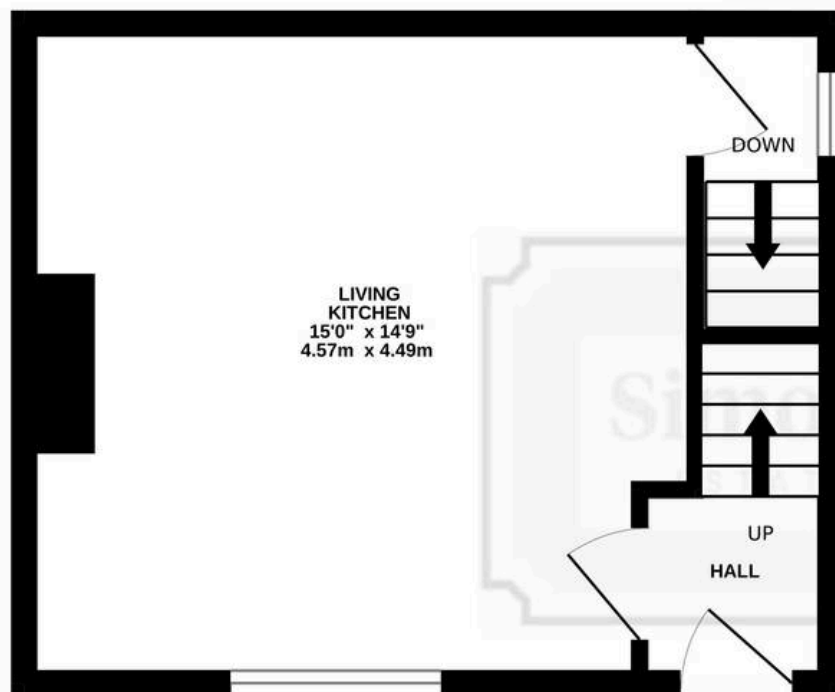




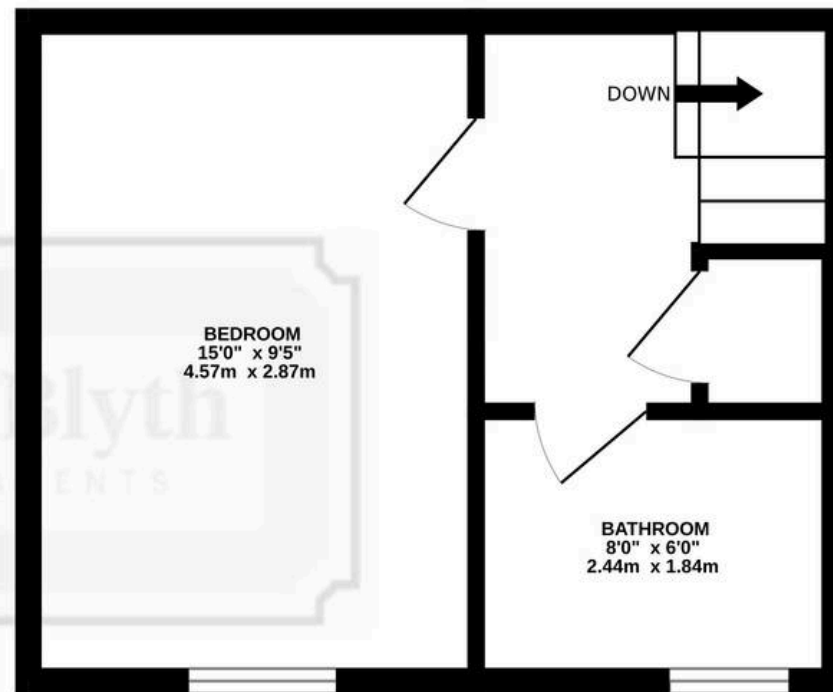
199 Longwood Road, Huddersfield
Huddersfield

Offers in Region of **£115,000**

GROUND FLOOR

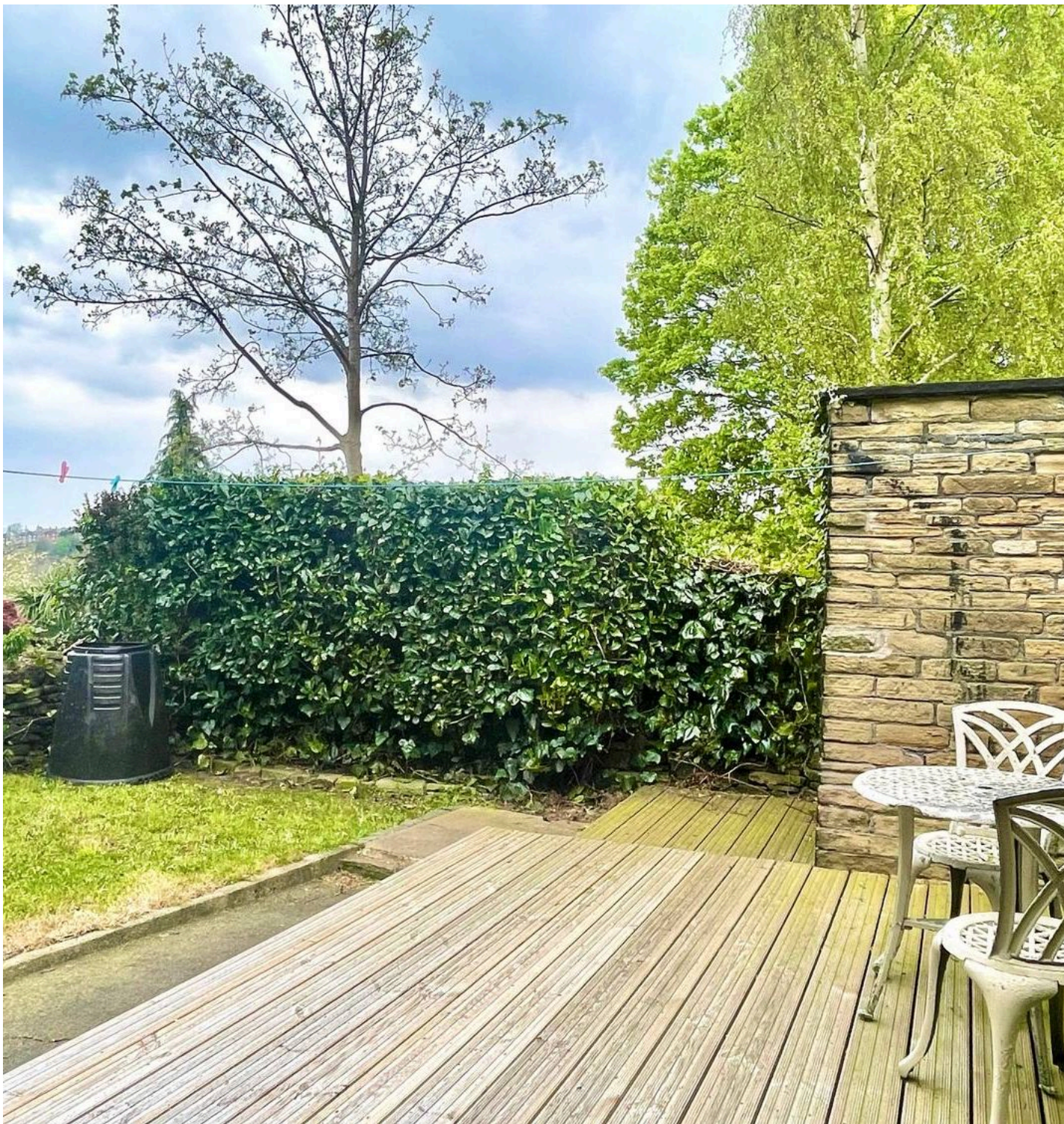


1ST FLOOR



LONGWOOD ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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199 Longwood Road

Longwood, Huddersfield

A stone built end terrace house facing away from Longwood road and overlooking a lovely garden with views beyond over the Colne Valley. The property would be ideal for someone looking to take their first steps on the property ladder and provides comfortable and well planned living space which is served by a gas central heating system and pvcu double glazing. Briefly comprising to the ground floor entrance lobby and living kitchen with beamed ceiling and feature stone fireplace. Basement with cellar. First floor landing leading to double bedroom and bathroom. Externally the garden comprises lawn, timber decking and stone out house.

Property is located in popular and convenient residential area, close to local shopping facilities, the town centre and well placed for access to J24 of the M62.



Ground Floor Entrance Lobby

With pvcu and frosted double glazed door, ceiling light point, beamed ceiling, central heating radiator, staircase rising to the first floor, oak effect flooring and to one side a timber and glazed door opens into the living kitchen.

Living Kitchen

15' 0" x 14' 9" (4.57m x 4.50m)

This has a pvcu double glazed window looking out over the southerly facing and with views stretching over the Colne Valley. There is a beamed ceiling with ceiling light point, two wall light points, central heating radiator, oak effect flooring, as the main focal point of the room there is stone fireplace and hearth and across the rear elevation there are modern base and wall cupboards, drawers, contrasting overlying worktops with splash backs, inset single drainer stainless steel sink with chrome monobloc tap, four ring stainless steel electric hob with stainless steel extractor hood over and electric oven beneath. To one side a timber and frosted glazed door opens onto an inner lobby.

Inner Lobby

With pvcu double glazed window, wall light and steps leading down to a useful keeping cellar.

Cellar

Has central heating radiator, plastered walls, power, light, extractor fan and plumbing for an automatic washing machine.



First Floor Landing

With ceiling light point, central heating radiator and cupboard over the bulk head which houses a gas fired central heating boiler. From the landing access can be gained to the following..-

Bedroom

15' 0" x 9' 5" (4.57m x 2.87m)

A large double room with pitched beamed ceiling with four ceiling light points, there is a partially exposed roof trough, central heating radiator and pvcu double glazed window with southerly aspect over the garden and Colne Valley.

Bathroom

8' 0" x 6' 0" (2.44m x 1.83m)

With pvcu double glazed window, ceiling light point, extractor fan, floor to ceiling tiled walls, chrome ladder style heated towel rail and fitted with a suite comprising pedestal wash basin, low flush WC and glazed shower screen and chrome mixer tap incorporating hand spray.



Garden

The property is approached via a hand gate which opens onto a flagged pathway and this leads to an open porch and the main entrance to the property. A short flight of four steps leads down to the garden which has a level lawn, pathway, timber decking and stone out house and enjoys a southerly aspect with views over the Colne Valley.



ADDITIONAL DETAILS

- THE PROPERTY HAS PVCU DOUBLE GLAZING
- THE PROPERTY HAS A GAS CENTRAL HEATING SYSTEM.

VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ by the vendors.

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Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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