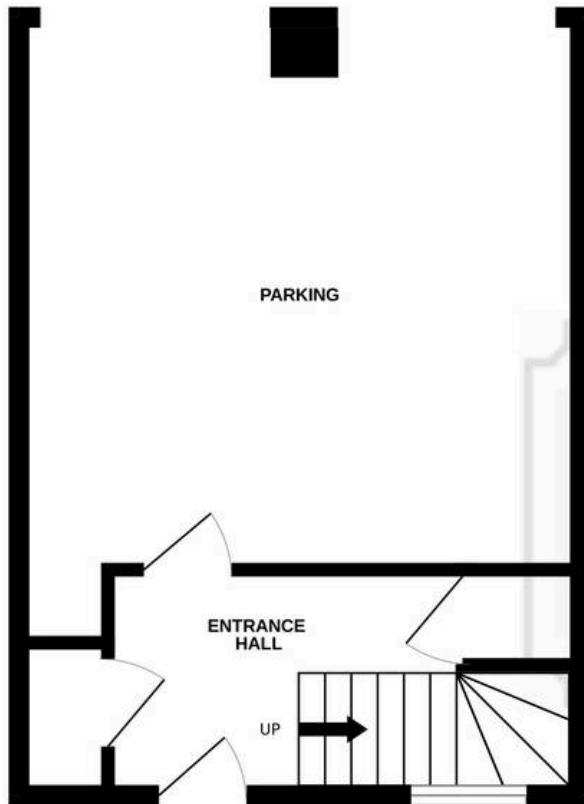




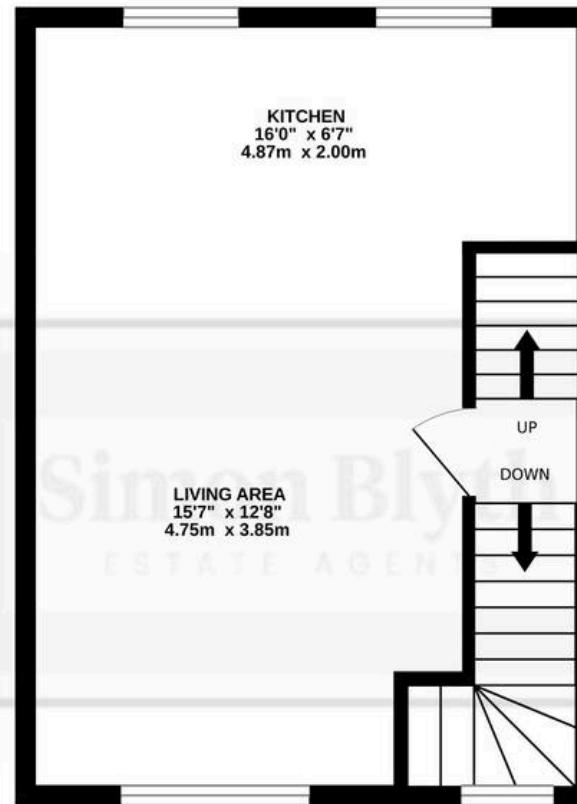
**188 Longwood Road, Longwood**  
Huddersfield

£120,000

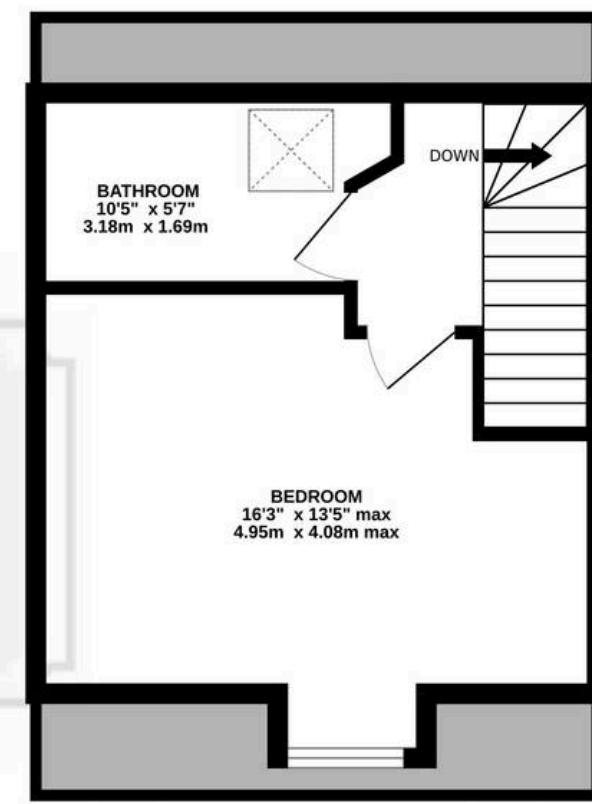
GROUND FLOOR



FIRST FLOOR



SECOND 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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## 188 Longwood Road

Longwood, Huddersfield

Available with vacant possession and no onward chain is this modern semi detached house with covered parking and enjoying southerly views over the Colne Valley.

The property is ideal for someone looking to take their first steps on the property ladder and provides comfortable and manageable accommodation which is served by gas central heating system, pvcu double glazing and briefly comprises to the ground floor entrance hall with a courtesy door to the covered parking area together with staircase rising to the first floor and giving access to spacious open plan living kitchen. To the second floor a landing leads to a double bedroom and four piece bathroom.

Externally there is a flagged area to the front which is screened from the road whilst to the rear there is an entrance from Harp Road giving access to the covered parking area.



#### **Ground Floor Entrance Hall**

With pvcu and frosted double glazed door, there is a pvcu double glazed window, central heating radiator, spindled staircase to one side rising to the first floor with useful storage cupboard beneath, there is a further cupboard which has wall mounted ideal gas fired central heating boiler and plumbing for automatic washing machine. Further door gives access to covered parking area.

#### **First Floor Landing**

With pvcu double glazed window, inset ceiling down lighters and staircase rising to the second floor, to one side a door opens into the living kitchen.

#### **Living Area**

15' 7" x 12' 8" (4.75m x 3.86m)

This has inset ceiling down lighters, central heating radiator and a pvcu double glazed window enjoying a southerly aspect with views over the Colne Valley.

#### **Kitchen**

16' 0" x 6' 7" (4.88m x 2.01m)

This is open plan to the living room and has two pvcu double glazed windows looking out to the rear, there are inset ceiling down lighters, central heating radiator, useful storage cupboard beneath the stairs and fitted with a range of shaker style base and wall cupboards, drawers, contrasting overlying worktops with tiled splash backs and to one side the worktops extend to form a breakfast bar. There is an inset single drainer stainless steel sink, with chrome mixer tap, four ring stainless steel electric hob with extractor hood over and electric oven beneath, integrated fridge, integrated freezer and integrated dishwasher.



## **Second Floor Landing**

With inset ceiling down lighters and loft access. from the landing access can be gained to the following:-

### **Bedroom**

16' 3" x 13' 5" (4.95m x 4.09m)

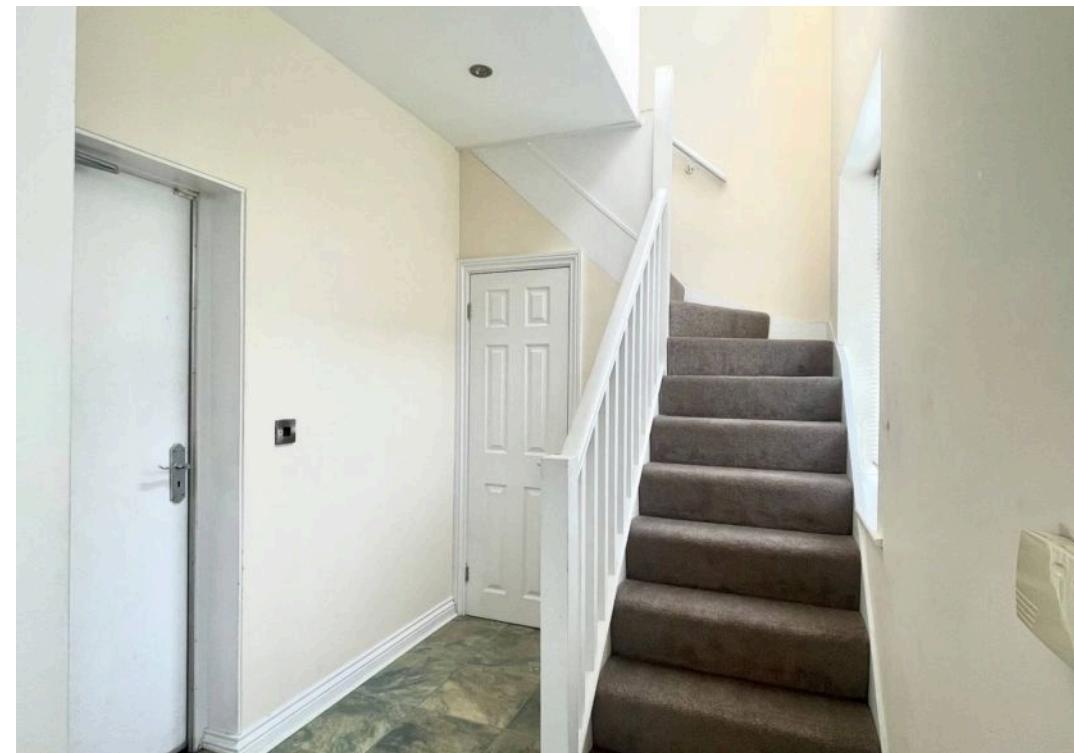
This has pvcu double glazed window with southerly views over the Colne Valley along with taking in Castle Hill and Emley Moor Mast. There are inset ceiling down lighters and central heating radiators.

### **Bathroom**

10' 5" x 5' 7" (3.18m x 1.70m)

With velux double glazed window, inset ceiling down lighters, part tiled walls, wall light, shaver socket, chrome ladder style heated towel rail, tiled floor and fitted with a suite comprising panelled bath, pedestal wash basin, low flush WC and shower cubicle with chrome shower fitting.





## Garden

There is a small flagged area to the front which is screened from Longwood Road.

## Allocated Parking

There is a covered parking area.



**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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Simon Blyth 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 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

**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.**

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**OFFICE OPENING TIMES 7 DAYS A WEEK**

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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